

Addendum 3 to Listing Contract - Badger MLS Disclosures

1. It is understood that this is a Flat Fee Limited Service Discount Listing, **See MLS "D" Form.**
2. This Listing will be published on the Milwaukee Metro Multiple Listing Service, and Realtor.com, and wihomes.com, the IDX and WIREX and many other Real Estate Web Pages.
3. It is understood that Seller is paying a non-refundable up-front Flat Fee to Badger MLS in the agreed upon amount for the Badger MLS Listing to publish their Property on the MLS.
4. It is understood that Broker, Badger MLS, will not be involved in any other aspects of the sale of this property, except that which is outlined in the Listing and Addendums and Disclosures per the details of the Limited Service Listing Package paid for in advance by Seller.
5. It is understood that Seller will handle all negotiations with all Buyers and Buyer's Agents, and that, the Seller's, not the Broker's, contact info will be advertised during the Listing period, and that all Advertising paid for by the Seller will include only the Seller's contact info, and NOT the Broker's, except Realtor.com. All advertising paid by the Seller must include our Logo and also: "**www.BadgerMLS.com**" on all advertising to ID us, and to also help promote your sale.
6. Seller agrees to timely send copies of all necessary forms to Badger MLS as required by the MLS for accurate status changes and updated postings. See "**Important Information**" sheet.
7. Seller understands that the Property must be shown to be sold, and that Seller will cooperate fully to assist Buyers and Buyer's Brokers & Sub Agents in showing property in a timely manner.
8. Broker, Badger MLS, will assist Seller with 24-hour online support via web pages, email and 24 hour voice mail, per details on the www.BadgerMLS.com web pages, during entire time of Listing and will be able to take Seller all the way to a successful Closing for the fee paid upfront.
9. **Broker advises Seller and Buyer to hire a Real Estate Attorney** to assist with all legal matters relating to this Listing, as Badger MLS, a Flat Fee Limited Service Real Estate Company will not be involved in any legal matters or negotiations relating to this Listing, unless Seller and or Buyer hire Badger MLS as a Dual Agent for Multiple Representation. The FSBO Buyer needs to be represented by a professional and should hire a Real Estate Attorney.
10. Seller is aware that Badger MLS and Badgerland MLS are the same Brokerage company.
11. FSBO Sellers pay NO Commissions if there are no other Realtors involved and if closed with a Buyer who did not have a Broker's assistance in any way. Seller must offer an MLS commission of compensation to Brokers to get on the MLS. This fee is only paid if Seller accepts an Offer to Purchase from a Broker who represents the Buyer.
12. Broker & Seller must agree to all editing changes & Amending of MLS Listing & Contract.

Signed by Seller(s): _____ Date: _____

Signed by Broker: _____ *Badger MLS* Date: _____

Bill Lorge

Badger MLS