

# **Badger MLS - OFFER NOTES**

*(Per item # 12 of the Addendum 3 to the Listing Contract)*

**Real Estate Forms:** Available free of charge, real estate forms (Adobe Acrobat PDF format) can be downloaded at [www.BadgerMLS.com/forms](http://www.BadgerMLS.com/forms), or e-mailed for a fee.

**Dealing with Cooperating Agents:** Seller must cooperate and will respond to Agent's inquiries & report any status changes of your listing in a timely manner to Badger MLS.

**Seller is advised** to keep motivations regarding sale of Seller's property "confidential", unless such information is a fact that is required to be disclosed under Wisconsin, or Federal, Law. Seller is advised to protect personal belongings when not at showings.

**Protect Yourself When There Is No Cooperating Agent:**

Seller is required to ask all Home Buyers (who do not have an Agent) to sign-in using the provided "FSBO Sign-In" sheet at: [www.BadgerMLS.com/forms](http://www.BadgerMLS.com/forms). Use our "Realtor Sign-In" sheet for all MLS Showings. Go to: [www.BadgerMLS.com/support](http://www.BadgerMLS.com/support) for links to all other Badger MLS support web pages for Forms, Ads, Signs, and all your Options.

**When no Agent other than Badger MLS is believed to be involved = FSBO:**

▶ Seller is advised to make sure all FSBO Buyers remain FSBO, or two unearned commissions may be paid by the Seller. Badger MLS has 3 Offer to Purchase Packages for our Clients at: [www.BadgerMLS.com/offer](http://www.BadgerMLS.com/offer) If the Buyer's Broker: 1. Introduces Buyer to the Property; 2. Shows Buyer the Property; and 3. Writes the Accepted Offer; then that Buyer's Broker has Procured Cause and Seller pays the MLS Commissions.

▶ Seller must advise Buyer to hire a ***Real Estate Attorney*** (An Attorney who is not an MLS member) to write the Buyer's Offer, etc. Buyer &/or Seller may hire or get Offer assistance from Listing Broker, Badger MLS. (See ALA-Card Addendum 2 for rates.)

**Paperwork & Negotiation:** Seller is advised to discuss transaction issues only with Listing Broker or Seller's Attorney. Badger MLS provides free support the first 30 days, after which, Badger MLS must charge fees for extra services if Seller is relying on Broker. Seller has three Payment Options: \$50 monthly Featured Listing, or \$45 per incident request, or .05% of sale price if Sold. (See "Seller Payment Options" form.)

**Seller is advised** to refrain from verbal negotiations and to respond to all written Offers with either: 1) A written Counter-Offer (or Multiple Counter Offers); 2) Written rejection; or 3) Signed acceptance - Preferably with the counsel & assistance of Seller's Licensed Real Estate Attorney or Listing Broker, Badger MLS, if hired (see ALA-Card features).

**Earnest Money:** Neither Listing Broker nor Seller shall hold earnest money, but Seller's Attorney, Buyer's MLS Realtor Broker, or Title/Closing Company may hold it for Seller.

**Acceptance of Offers:** Seller is responsible for scheduling the closing by providing a copy of the Offer & other documents to the Title & Closing Company of Seller's choice. Seller is also required to FAX, E-Mail, USPS Mail or deliver a complete copy of any and all Accepted Offers, including all pages signed by both Seller(s) and Buyer(s) including all Amendments, Addendums, Property Condition Report & Lead Based Paint Disclosure (if applicable) to Listing Broker, Badger MLS, within 24 hours of signing.

Seller(s) Initials

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**Bill Lorge – Badger MLS**

**PO Box 8343, Madison WI 53708-8343**

Cell & 24-Hour Voice Mail: 608-698-0300

TEL: 608-245-1000 FAX: 608-245-1001

**[BadgerMLS@aol.com](mailto:BadgerMLS@aol.com)**

**or [AO@BadgerMLS.com](mailto:AO@BadgerMLS.com)**

Broker Initials

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