

## **Requirements for Badger MLS easy sign-up**

The MLS requires accuracy from Realtors when Listing properties on the MLS\*. It is our responsibility to obtain correct answers to all the questions that make up an MLS Listing. If Badger MLS feels that your Real Estate does not qualify, we reserve the right to refund your \$250 fee, or charge the additional amount to do an onsite Listing (This is the Sellers choice.)

Badger MLS has added this self service online sign-up option only as a last resort necessary convenience to our Sellers, not as a way to List more properties faster. If your real estate does not meet one of the criteria below, you are not allowed to List your property online without an inspection\*. In that case, you can go to [www.BadgerMLS.com/packages](http://www.BadgerMLS.com/packages) to select one of our low cost best deal Limited Service MLS Listing Packages for \$284, \$333 or \$513.

If you are eligible, proceed now with steps 1, 2 & 3. If you are not sure, you may proceed and pay the \$250 fee and sign-up now, and if it turns out that you are not eligible, you can either request a full refund from us or via Pay Pal, or you can pay the extra amount at your Listing appointment when Badger MLS comes to measure the rooms, take photos, inspect the real estate, go over the forms and advise you after you select one of our 3 Badger MLS Listing Packages.

### **You may proceed and use the Badger MLS easy sign-up option if your property is either:**

- Vacant Lot with updated property tax records and correct county tax parcel #.
- Vacant land of any acreage with no buildings on the land and with updated tax parcel #(s).
- New Construction with plans, either in process or completed, with updated tax parcel #.
- Existing Improvement(s) (Home, Condo, Business, Farm, Multi-Unit, or Building) with either:
  1. Blue prints; 2. Appraiser's square footage and room by room diagrams; 3. Building permits showing room by room dimensions and total square footage; 4. All necessary information provided by a licensed professional; 5. Prior MLS Listings for this exact same property showing accurate room by room measurements and total square footage that is accurate and identical on more than one MLS sheet; 6. Completed MLS Profile sheet with accurate information including room by room and total square footage, filled out by a licensed Real Estate Agent or Attorney.
- If all prior historic MLS Listing #'s show the exact same room by room and square footage numbers and other important information such as lot size, age, number of bedrooms, etc.

The main reason we can not allow anyone to just sign up online, is that the MLS requires their Realtors (in this case Badger MLS) to guarantee the accuracy of the information on the MLS sheets, therefore a visit to the property is standard. Badger MLS fully agrees and requires that we inspect the property ourselves, to validate all the information. We will make an exception only for the convenience of our Sellers, and we reserve the right to later inspect the property to correct or guarantee the accuracy of any information. This online sign-up option is intended to better serve our Sellers. If at any time Badger MLS believes that this Option is not in the best interest of the Seller, Buyer, Public or the MLS, we will either refund your \$250 and recommend you to another Broker to get on the MLS, or we will convert your online MLS listing to a Badger MLS Basic Limited Service Listing for an additional fee of \$49 - Other Packages are available.

(\*Per the best interests of the public we follow all MLS Rules, Realtor Codes & Wisconsin State Laws.)