

Thank you for choosing to list your Property with us.

Please fully complete the following forms. All questions must be answered unless marked optional. Any questions you cannot answer can most often be answered by your Town Assessor. Just give them a call and they can usually help over the phone. **Incomplete forms are not accepted by MLS.** Please be sure to enter the starting date (when you want us to input your home into the MLS) and the ending date (You get 6 months with our program. If for some reason you want to list for less time, the minimum amount of time we allow is 3 months.).

Please fax the completed forms to us at (860)738-9427 or mail them to us at:

For Sale By Owner Connection
PO Box 27
Marlborough,CT 06447

We must receive a photo from you prior to us inputting your listing. You can mail the photo to us at the above address, or email it to us at info@CutTheCommission.com (if we already have photos for your ad, you do not need to send additional copies).

Clients who complete our Ad Package are able to put up to 5 photos on our website as well as several other web sites, and one photo on Realtor.com. If you are doing MLS only, just 1 photo is included. You can submit additional photos up to a total of 5, the 4 additional photos are \$10 each. If you have already submitted photos to us for an ad in our magazine & website you do not have to submit the photos again for your MLS listing.

Combination lockboxes are available for \$35 plus \$5 shipping.

If you require additional yard signs or open house signs please call us for prices.

Your MLS listing will be processed within 24 hours of the start date you put on page one of the listing contract. At that time you will be in MLS, and your listing and photos will be available to all agents. **Please note, though...** It can take several more days for your listing to appear on realtor.com, CTNow.com, etc. It may appear first without a photo. Be patient. Within a week your home and photo will appear on those sites.

Don't hesitate to call us with questions or to make changes to your listing. **When you accept an offer from a buyer you must let us know right away.** We are required to mark it appropriately within 24 hrs of you accepting an offer or we get fined by MLS. Unfortunately if this happens, we will have to pass the fine along to you. So please help us by keeping in touch with us regarding the status of your listing. (Don't worry - if a deal falls apart we can reactivate your listing right away at no cost to you.)

Please call us at 1-800-942-2442 if you have any questions at all.



FOR SALE BY OWNER CONNECTION

We're the "Cut The Commission" People!

(860)738-9425 • 1-800-942-2442

fax (860)738-9427

www.CutTheCommission.com



LISTING CONTRACT - MLS Only - Page 1

PARTIES AND PROPERTY:

Owner(s) (You): _____ give For Sale By Owner Connection, Inc. dba Advantage Real Estate (we/us), the Exclusive Agency to sell your real property located at Listed Property Address: _____, Town: _____ State: _____ Zip Code: _____ for Listed Price: _____ .

OWNER(S)' AND REALTORS®' AGREEMENTS: The parties agree that:

- 1.) This Contract will go into effect on _____, 20____, and will remain effective through and including _____, 20____. For Sale By Owner Connection, Inc. dba Advantage Real Estate will submit the LISTED PROPERTY to the Realtors® Multiple Listing Service for the term of the contract. Evidence of the listing will be sent to the owner(s) by the listing agent. You have reviewed the information describing the listed property on the Listed Property Information forms, and represent that it is accurate.
- 2.) Other Realtors® may call you, the owner, directly to arrange showings, and negotiate the sale of the LISTED PROPERTY. All written offers through a real estate broker may be presented directly to you by the Buyer's Broker. All earnest money deposits may be held by the Buyer's Broker, or your attorney upon acceptance of such offer.
- 3.) You will pay a service fee of :
 - a.) 3.5% of the agreed upon sale price only if during the term of this contract any real estate broker or salesperson, without limitation, finds a buyer ready, willing, and able to buy the LISTED PROPERTY for no less than the listed price or for any other terms acceptable to you. 2.5% will be offered to Buyer's Broker through MLS and 1% will be retained by For Sale By Owner Connection, Inc. dba Advantage Real Estate.
 - b.) Notwithstanding paragraph (a) , you will not be obligated to pay the service fee of 3.5% if the LISTED PROPERTY is sold by you to any buyer who is not represented by a real estate broker or salesperson.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

- 4.) We may enforce this Contract against you, or against your heirs, administrators, executors and assigns. You agree to pay any costs and attorney's fees which we may incur to collect any monies due us under this Contract.
- 5.) You agree to notify us immediately if you accept an offer from a buyer to purchase the LISTED PROPERTY. You may fax a copy of the purchase agreement to us at (860)738-9427.
- 6.) You authorize For Sale By Owner Connection, Inc. dba Advantage Real Estate and any of their subagents to disclose any information that you provide concerning the LISTED PROPERTY. You acknowledge that the agents of For Sale By Owner Connection, Inc. dba Advantage Real Estate may not have seen the LISTED PROPERTY, and therefore, we will not be held liable for any incorrect data entered into the Realtors ® Multiple Listing Service. You will remove For Sale By Owner Connection, Inc. dba Advantage Real Estate from any liability, and you will be held accountable for any legal remedies sought by anyone who suffers damages or losses during, after, or as a result of the sale of this property.
- 7.) You will not hold For Sale By Owner Connection, Inc. dba Advantage Real Estate liable for any losses or damages resulting from the use of a lockbox.
- 8.) This contract may be cancelled, if agreed to by both parties, at any time. If the seller cancels the contract they will be obligated to pay For Sale By Owner Connection, Inc. dba Advantage Real Estate a cancellation fee of \$199. This fee will be waived if we refer you to another real estate agency for a listing.

STATEMENTS REQUIRED BY LAW: This agreement is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c). IT IS UNLAWFUL UNDER FEDERAL AND STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, MENTAL RETARDATION, MENTAL DISABILITY, PHYSICAL DISABILITY AND FAMILIAL STATUS.

Effective October 1, 1995, the real estate broker may be entitled to certain lien rights pursuant to subsection (d) (and subsections e-q) of section 20-325a of the Connecticut General Statutes.

FOR SALE BY OWNER CONNECTION, INC. Owner: _____ Date: _____

By (Auth. Rep.): _____ Date: _____ Owner: _____ Date: _____

LISTED PROPERTY INFORMATION - Single Family Home - Page 1 of 2

Please complete the information below as it pertains to the listed property. Answers are required in all fields unless marked "Optional". Assessor's office can give you assessment, mill rate, sq ft, etc.

Owner(s): _____

Address: _____ Town: _____ Zip Code: _____

List Price: _____ Lot Dimensions: _____ Est. Acres: _____

Town Assessment: _____ Mill Rate: _____ Taxes: _____

Volume & Page where your deed is filed in the Town land records: Vol. _____, Page _____

Elementary School: _____ Sr. High School: _____

Approximate Square Feet: _____ Foundation Dimensions (Optional): _____ x _____

of Levels: _____ # of Rooms: _____ # of Bedrooms: _____

Garage: (0-9 car) _____ Atch'd ; Detch'd ; Under

of Full Baths: _____ on what level _____ ; # of Half Baths: _____ on what level _____ ;

Master Bath?(y/n) _____

Style: _____ Color (Optional): _____ Year Built: _____

Subdivision Name (Optional): _____

Exterior: (Select up to 3)

Aluminum Cedar Shake Stucco Asbestos Clapboards Shingles
 Vinyl Brick Log Steel Wood Cement Block Redwood Stone Other

Roof Material: _____ ; Foundation Material: _____;

Driveway Material: _____

Basement: (choose 1)

Crawl Space Full Basement Full Basement w/Hatch Full Bsmt Walk-out
 Partial Basement Partial Bsmt w/Hatch Partial Bsmt Walk-out None

Basement Finish: (choose 1)

Fully Finished Partially Finished Unfinished

Flooring: (Select up to 3)

Carpeting Linoleum Plywood Slate Tile Vinyl Wood Other

Attic: (Select up to 2)

Apartment Expandable Finished Floored Hatchway Opening Partially Finished
 Pulldown Stairs Storage Space Unfinished Walk-up None

Do you have a Dining Room? (y/n) _____ A Family Room? (y/n) _____

A Deck? (y/n) _____ Deck Dimensions: _____ x _____

Room Dimensions (Optional):(Round to the nearest foot)

Living Room: _____ x _____ Features: _____;

Dining Room: _____ x _____ Features: _____;

Kitchen: _____ x _____ Features: _____;

Family Room: _____ x _____ Features: _____;

Master Bdrm: _____ x _____ Features: _____;

2nd Bdrm: _____ x _____ Features: _____;

3rd Bdrm: _____ x _____ Features: _____;

4th Bdrm: _____ x _____ Features: _____;

Appliances Included (Optional): _____

Other Features:

Intercom; Security System; Sprinkler; Automatic Garage Opener; Smoke Detectors;
 C/Vac; Foyer; Ceiling Fan; French Drs; Slider; Skylite; Bar; Wetbar ; Workshop; Whirlpl

Laundry Location:

First Floor Lower Level Upper Level None

Is Cable TV connected to the listed property? (y/n) _____

Number of Fireplaces (0-9): _____ In what rooms: _____

Does the listed property have a pool? (y/n) _____ If so, select up to 2 - Above Ground; Inground; Heated

Lot Description: (Select up to 2)

Corner Lot Cul de Sac Level Lightly Wooded Open Prof. Landscaped
 Possible Subdivide Secluded View Wooded Waterfront Waterview

Owner's Initials _____

Owner's Initials _____

LISTED PROPERTY INFORMATION - Single Family Home - Page 2 of 2

How is the home heated: (Select up to 2)

Oil (above ground); Oil (in ground); Electric; Gas; Coal; Propane; Solar; Wood; None

Heat Type: (Select up to 2)

Baseboard Heat Pump Radiant Radiators Space Steam Wood/Coal Stove
Warm Air Other None

Hot Water Fuel: (Select up to 2)

Domestic Electric Gas Oil Propane Solar Other None

Water: (Select up to 2)

Public Connected Public Available Shared Well Well Spring None

Sewer:(Select up to 2)

Septic Public Available Public Connected Cesspool Shared Septic Other
None Unknown

Energy Features: (Select up to 4)

Attic Fan Fireplace Insert Full Screens Full Storms Multi-Zone Heat No Screens
No Storms Partial Screens Partial Storms Partial Thermopane Full Thermopanes
Timer Thermostat Wood/Coal Stove None

Insulation: (Required only for new construction) _____

Cooling: Central Air Individual None

Electrical: # Amps _____ Circuit Breakers Fuses Other

Liens on Property:

Sewer Water Both Neither

When are you looking to close on the sale of the property?

30-60 days 60-90 days Over 90 days Immediately Negotiable

Does anyone have any Easements or Rights-of-Way across your property? (y/n)_____

Directions to the property: (up to 72 characters, including punctuation & spaces)

Remarks about the property: (up to 240 characters, including punctuation & spaces)

Agents will call you directly to set up the appointments. Please plan to check your answering machine throughout the day, or you can give us a cell phone number.

Person(s) to Contact: _____ Telephone #(s): _____

All Information Deemed Reliable But Not Guaranteed.

The owner(s) agree(s) the above information is true and correct to the best of their knowledge. You acknowledge that the agents of For Sale By Owner Connection, Inc. dba Advantage Real Estate may not have seen the Listed Property, and therefore will not be held liable of any incorrect data entered into the REALTORS® Multiple Listing & Information Service, Inc.

Owner _____ Date: _____

Owner _____ Date: _____