

Sprocket Realty MLS Entry-Only Marketing Agreement

THIS FACILITATION AGREEMENT is made between:

**Sprocket Realty
93 Codman Hill Avenue
Dorchester, MA 02124**

And concerns the following property located at:

In consideration of the mutual covenants and agreements herein contained, the Seller and SPROCKET REALTY agree as follows:

1. Seller represents that they have full legal authority to contract to sell the property and to convey title pursuant to a contract.
2. The Seller grants to SPROCKET REALTY the Exclusive Agency to sell the above listed property. Seller agrees not to list the property with any other real estate brokers. Seller retains the right to sell the property on their own without paying any other fees or commissions.
3. Seller engages the Broker to act as a Facilitator in the sale of the above referenced Property. Seller hereby acknowledges receipt of the Massachusetts Mandatory Consumer Licensee Disclosure Form and understands that the Broker will provide customer level service to the Seller. Broker DOES NOT represent seller and will provide no other services except as may be chosen by Seller. In the event Seller elects to hire Broker for representation, such Representation Agreement shall supersede this Agreement.
4. Broker will perform the following:
 - a. Provide the Seller with an "entry-only" listing into the Multiple Listing Service Property Information Network for a term up to: **(Choose One) Six Months Nine Months List Until Sold**
 - b. Provide on-going support to Seller by updating MLS listing as necessary for price changes and open houses.
 - c. Disclose to all prospective buyers all information about the PROPERTY provided to the Broker by the Seller, all of which the Seller represents to be accurate.
 - d. SPROCKET REALTY WILL NOT be responsible for, nor hold, any escrow deposits.
5. SPROCKET REALTY will be compensated: **(Choose One) \$399.00 for Six Month Listing \$499.00 for Nine Month Listing \$599.00 for List until Sold.** Such compensation shall be earned by Broker even if this Agreement is cancelled by the Seller or the property does not sell or is sold to a buyer not procured from the Multiple Listing Service.
6. Seller agrees to be responsible for the following:
 - a. Submit at least one photo within 5 days of the listing's activation. Photos must be submitted online via our website www.sprocketrealty.com by logging into the Customer log in page. Please note: MLS imposes a fee of \$25.00 if no photos are submitted within 5-days so we require at least one. Any fines imposed by MLS will be the responsibility of the Seller.
 - b. Notify SPROCKET REALTY of any changes in price, terms or conditions including, but not limited to, accepting of any Offers, signing of a Purchase & Sales Agreement or Closing on the sale of the Property. Upon acceptance of any Offer to Purchase the Seller must notify SPROCKET REALTY immediately and supply the anticipated closing date and the broker's name and office name to represent the buyer, if applicable. MLS requires all statuses to be accurately displayed at all times therefore any status change must be reported to SPROCKET REALTY within 24 hours of the change. Failure to do so will result in fines by MLS, all fines will be passed on to the seller.
 - c. Fully disclose any and all defects in the property that may not be open and obvious.
 - d. Provide Realtors and/or buyers with any and all required disclosures including, but not limited to Seller Statement, Lead Paint Notice, etc.
 - e. Provide SPROCKET REALTY a copy of any Purchase & Sales Agreement contract.
 - f. If property is sold to a buyer introduced by an agent via the MLS, Seller agrees to pay appropriate fee offered above to procuring agent at closing.

