

4% Realty – Full Service and Discount Broker – MLS Member
1137 Reed Street, Green Bay, Wisconsin --- Office # 1-920-639-2828
www.fourpercentrealty.net & www.four-percent-realty.com

Selection of LIMITED SERVICES

PROPERTY ADDRESS: _____

- | <u>SERVICE DESIRED</u> | Call us & let us know what services you desire. | <u>PRICE</u> |
|---|--|------------------------------|
| FLAT FEE LIMITED SERVICE MLS LISTING: | _____ | \$250 |
| One time, up front non-refundable fee Includes 6 months MLS listing & Internet/Website
4% realty will refer Buyers & MLS members to Seller for showings & negotiations..
No Showings & No discussion or representations about property by Broker. | | |
| LOCAL PRINT ADVERTISING in REAL ESTATE GUIDE BOOK: | _____ | \$50 per Month |
| Payment must be received by 15 th of month for following months book. | | |
| LOCKBOX ON PROPERTY: | a \$100 Security Deposit used as a Rental fee charged at _____ | \$10 per Month |
| Combination Lock Box for easy access to showings. Rent will be prorated, and any non-used portion of Security Deposit will be returned upon return of Lock Box. | | |
| SIGN: | If desired you can get a 4% Realty Sign for property with a _____ | \$75 Security Deposit |
| APPRAISAL: | Certified Licensed Appraisal for your property to show its value to Buyers _ | \$200 |
| OFFER CONTRACT, SCHEDULING, & CLOSING Assistance | _____ | \$200 per Buyer |
| To be paid prior to writing the offer. No negotiation of price included as Buyer & Seller to have worked out prior terms. Drafting of all necessary documents, scheduling all inspections, ordering title work, scheduling closing. | | |
| PRICE NEGOTIATION for OFFER, Scheduling, & Closing Assistance | _____ | \$500 per Buyer |
| To be paid prior to setting down to write offer. Agent will meet parties separate if desired, Draft of all documents, Negotiate Acceptable Price with both parties using as many Counter Offers as necessary, Scheduling Inspections, Title Work, & Closing. | | |
| FULL SERVICE LISITNG for customers upgrading from above service | _____ | Paid at Closing |
| 3% Commission if property is Sold by an Agent of 4% Realty (a non-MLS Sale)
3.5% Commission if property is Sold by an MLS or Co-Broking Agent. (2% paid to selling Broker)
Seller may exclude buyers they have negotiated with prior to signing Listing Contract, but will be required to pay a 1% commission if an exclusion decides later to purchase the property. | | |

If a monthly service is cancelled during the month, fees are not refundable for that month, but will cease going forward. Flat Fee MLS fees are due at the time of listing creation and are non refundable. Contract assistance and inspection (etc.) fees are one time fees are non refundable and are due at time of service selection. Commission fees are payable at the time of transaction closing, and may be collected or paid through the transaction. I acknowledge that I am selecting services by personal choice and that I understand and agree to all terms and conditions of fees and services. Should the listing terminate prior to expiration or closing, fees already paid are not refundable. If I select FLAT FEE - MLS Listing Services instead of the Full Service Listing Option, I understand that I am still selling the home BY OWNER, and may receive assistance from the agent below, but he is not required to supply any other services than those agreed to above, and I will not receive the same services as a Full Service Listing. I also understand that, should I desire any realtor services, as per Wisconsin Law, stating that all Real Estate transactions must be in writing, I will have to sign either a Limited or Full Service Listing Contract, even if I am selling the home By Owner. I may upgrade my services to a higher level of service at any time by calling 4% Realty and signing a New Listing Contract with them. If I decide to cancel my selected services, I will be required to sign a Mutual Release Agreement to do so.

SELLER (print & sign): _____ **DATE:** _____

BROKER: 4% Realty – Bill Seims **AGENT:** _____ **DATE:** _____