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Metro MLS –
For Listings Submitted to MLS which are Limited Service Listings

To comply with MLS Rule, Section 4.7 LIMITED SERVICE LISTINGS

Limited Service Listings must be identified with the code "Ltd Svc-Yes" in MLS compilations so potential cooperating brokers will be aware of the extent of the services the listing broker will provide to the seller(s), and any potential for cooperating brokers being asked to provide some or all of these services to listing brokers' clients, prior to initiating efforts to show or sell the property.
This is a required field on the MLS data sheet. The MLS Limited Service code will be a Yes/No field in the Features section. The code will be displayed on the MLS Full – type displays only.

Limited Service Listings

Limited Service Listings are agreements under which the listing broker will NOT provide ONE or MORE, of the following services. In other words, if the Listing Broker doesn't do one or more of the following services, the listing is considered a Limited Service Listing:
The services checked below are NOT provided by the Listing Company (check each that apply):
Listing Company # RealHome Services and Solutions DBA Owners.com

For MLS # All listings of Owners.com

Address
___X____ (a) Schedule and arrange appointments for cooperating brokers to show listed property to potential purchasers but
instead gives cooperating brokers authority to make such appointments directly with the seller(s);
___X____ (b) Accept and present to the seller(s) offers to purchase procured by cooperating brokers but instead gives cooperating brokers authority to present offers to purchase directly to the seller(s);
___X____ (c) Advise the seller(s) as to the merits of offers to purchase;
___X____ (d) Assist the seller(s) in developing, communicating, or presenting counter-offers; or
___X____ (e) Participate on the seller(s) behalf in negotiations leading to the sale of the listing property;
___X____ (f) Schedule and coordinate closing and order title insurance;
___X____ (g) Hold earnest money.
This PDF Attachment is required to be uploaded to each MLS Listing that is checked as a Limited Service Listing under the Features
"Y" category. Submit within (6) days of listing contract, or submit to the MLS with the listing contract and data sheet at time listing is submitted to the MLS, for MLS to upload this LS attachment. This Word document can be found on the MLS InnoVia Website under "MISC" Button, under "Documents", as well as the RANW website under "MLS" Button, under "Listings", "Help Tips for Data Sheets".

SELLER SIGNITURES:

James Harp _____

DATE: _____

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