

- c. Seller has sole ownership, full authority to sell property, and will cause any conveyance to be executed and joined by all necessary parties to convey marketable title by General Warranty Deed to Buyer, free and clear of all liens and encumbrances, except those specifically reserved in the Contract.
 - d. Unless otherwise provided in the Contract, all ad valorem taxes, interest, rents, and other continuing items shall be prorated to the date of transfer, except personal property taxes for the entire year, if any, shall be paid by Seller;
 - e. If Property is single family, condominium or multi-family, to pay the closing costs and miscellaneous fees in excess of what Buyer is allowed by FHA or VA to pay;
 - f. If Property is single family, condominium, or multi-family, and if the Contract, lender, or government agency requires fixtures and equipment relating to plumbing, heating and cooling, including ducts, electrical systems, built-in appliances, swimming pool, spa, sprinkler, and security systems will be in normal working order at the closing, ordinary wear and tear excepted. If the Property is a condominium, this provision is applicable only to those items that are the Seller's responsibility and not the responsibility of the Owner's Association. Seller shall pay the cost of repairs necessary to meet the foregoing standard; the cost shall not exceed an amount agreed to by Seller in the contract of sale.
 - g. If the purchase of the Property is a VA-financed transaction, Seller shall pay cost of a HUD-approved infestation report by a licensed exterminating company.
5. In accordance with the Oklahoma Residential Property Condition Disclosure Act:
- a. Seller shall complete the **Oklahoma Residential Property Disclosure Statement ("Disclosure Statement")** or, if the Seller has never lived in the Property **AND has NO knowledge of any defect concerning the Property, the Oklahoma Residential Property Disclaimer Statement ("Disclaimer Statement")** if applicable, a copy of which is attached to and by this reference made a part of this Agreement.
 - b. Broker shall provide a copy of the Seller's **Disclosure Statement** or **Disclaimer Statement** (whichever is applicable) to potential Buyers or their Brokers.
 - c. Broker shall disclose to a potential purchaser any defects in the Property actually known to the Broker, which are not included in the Seller's **Disclosure Statement** or Seller's **Disclaimer Statement**.
6. In accordance with the HUD/EPA Lead-Based Paint Regulations, if the Property was built before 1978:
- a. Seller shall complete a **Disclosure and Acknowledgment of Lead-Based Paint**.
 - b. Broker shall provide a copy of the Seller's **Disclosure and Acknowledgment of Lead-Based Paint** to potential **Buyers or their Brokers along with a copy of the pamphlet Protect Your Family from Lead in Your Home**.
7. All of the information provided herewith, or which may be provided to Broker, shall be true and Seller agrees to hold Broker, Broker's sales associates, employees, and agents harmless from any cost, expense, or damage due to any information which is withheld by Seller from Broker, or which is incorrect.
8. In connection with this Listing Agreement, Seller authorizes Broker:
- a. To place a "For Sale" sign on the Property and to remove all other similar signs;
 - b. To enter Property information on the Internet, and advertise the Property by any means and methods as Broker determines in its sole judgment and discretion, including the making and using of photographs or other electronic images of the Property;
 - c. At Seller's expense, to turn on, or leave on, all utilities, and to authorize service technicians to do so, in order to show the Property to its best advantage or to permit inspection thereof. Seller further agrees to pay any necessary cost for uncovering and limited operation of any swimming pool/spa, sprinkler system, and security system, if applicable. Except that, if the Property is a condominium this provision shall only apply to those items which are Seller's responsibility and not the responsibility of the Owner's Association;
 - d. To obtain all information pertaining to any present mortgage on the Property from any mortgage or mortgage service company and to furnish information pertaining to the Property to any prospective lender;
 - e. To obtain a key to the Property and furnish keys to others necessary to show the Property or to carry out the objectives of this Agreement;
 - f. To have access to the Property for the purpose of showing it to prospects at any reasonable hour;
 - g. Unless the Contract provides otherwise, Broker and Seller agree that Broker shall be authorized to accept delivery of Contract documents, title evidence documents, inspection reports, and other notices provided in the Contract on behalf of the Seller and to accept a similar appointment by Buyers and prospective Buyers.

9. Broker duties and responsibilities.

- A.** A broker shall have the following duties to all parties in a transaction, which are mandatory and may not be abrogated or waived by a broker:
1. Treat all parties with honesty and exercise reasonable skill and care;
 2. Unless specifically waived in writing by a party to the transaction:
 - a) receive all written offers and counteroffers
 - b) reduce offers or counteroffers to a written form upon request of any party to a transaction, and
 - c) present timely such written offers and counteroffers;
 3. Timely account for all money and property received by the broker;
 4. Keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a firm without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the firm. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - a) that a party or prospective party is willing to pay more or accept less than what is being offered;
 - b) that a party or prospective party is willing to agree to financing terms that are different from those offered;
 - c) the motivating factors of the party or prospective party purchasing, selling, leasing, optioning, or exchanging the property; and
 - d) information specifically designated as confidential by a party unless such information is public.
 5. Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act; and
 6. Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.
- B.** A broker shall have the following duties and responsibilities only to a party for whom the broker is providing brokerage services in a transaction which are mandatory and may not be abrogated or waived by a broker:
1. Inform the party in writing when an offer is made that the party will be expected to pay certain costs, brokerage service costs and approximate amount of costs; and
 2. Keep the party informed regarding the transaction.
- C.** When working with both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.
- 10.** Neither the Buyer nor the Seller may be held liable for the actions or words of the Broker or licensees affiliated with the Broker's firm.
- 11.** Broker shall use Broker's best efforts to effect a sale of the Property during the term of this Agreement.
 - a. Broker shall not be charged with the custody of the Property, its management, maintenance, or repair.
- 12.** Forfeited earnest money, if any, shall be divided equally between Seller and Broker, except that Broker's portion shall, in no event, exceed the agreed commission; provided, however, that no release of a Buyer or waiver of a forfeiture of earnest money after a Contract is executed shall relieve Seller of any obligation to pay a commission.
- 13.** The term "Broker" herein shall include any sales associate whose signature appears on this Agreement.
- 14.** This Property is offered without regard to race, color, religion, sex, handicap, familial status, or national origin.
- 15.** Seller and Broker agree to the terms herein set forth and understand that this is a binding agreement and that it cannot be canceled or terminated except upon their mutual written consent.
- 16.** Seller acknowledges that Seller has read and received a copy of this Agreement and that a copy of the Oklahoma Real Estate Commission Uniform Contract of Sale Information Booklet has been made available to the Seller in print, or at www.orec.ok.gov.
- 17.** If the Broker is a member of a Multiple Listing Service (MLS), the parties hereto understand and agree that the Broker is hereby authorized to **(i)** enter this listing in the MLS as a blanket unilateral offer of cooperation and compensation to other Participants of this Service; regardless of their brokerage relationship, payment of compensation shall be as stated in the

property data form; **(ii)** file timely notice of all changes in the above information as approved by the Seller; **(iii)** upon the closing of a sale, file sales information, including sale price, with the MLS for processing and dissemination to the MLS Participants and other members of the MLS, and **(iv)** that the property information, once transmitted to MLS, shall be owned by it and subject to its copyright and may be used and disseminated by it.

18. Upon the execution of an earnest money contract (Contract) by both Seller and Buyer, the Broker shall have no duty thereafter to submit subsequent offers for the purchase of the Property, unless the Contract specifically provides otherwise or this sale does not close.

19. To facilitate the showing of said Property, Seller grants the Broker permission to place on Seller's Property a "Lock Box" containing a key that gives access to Seller's Property at times when the Broker is not present. Seller understands that access to the "Lock Box" may be in the possession of unauthorized persons who are not members of the Broker's Multiple Listing Service, as well as members thereof. Further, Seller acknowledges that said Broker has recommended that all valuables such as coins, jewelry, furs, silver, guns, cameras, paintings, antiques, and the like, be removed from the Property for safekeeping during the period of the listing. In addition, Seller has been fully advised that neither the Broker, the MLS nor any Association to which Broker may belong, assume any responsibility for the acts of any other persons for any loss that may be sustained by Seller through entry by use of the key deposited in the "Lock Box" or in any other manner. Seller hereby assumes the risk of loss.

Broker **(check one)** is is not authorized to place a "Lock Box" on the Property.

20. The Seller and Broker agree that Broker, in response to inquiries from Buyers or cooperating brokers shall disclose, with the Sellers' approval, the existence of offers on the property. Where disclosure is authorized, Brokers shall also disclose whether offers were obtained by the listing licensee, another licensee in the listing firm, or by a cooperating Broker.

Seller **(check one)** does does not authorize Broker to disclose the existence of offers on the property.

21. By signing this Agreement, Seller acknowledges and gives the Listing Broker the right to utilize the services of a title escrow company for the closing process subsequent to a Contract of Sale on this Property. Fees to a Seller for these type services are estimated to be \$ zero. Seller agrees to pay this amount to a closing escrow company or directly to the Listing Broker. Seller understands said fee is in addition the agreed commission amount and that no fee for closing escrow is due until the actual closing is conducted.

22. Seller is aware that a Residential Service Agreement (RSA) can be purchased for Seller's Property that would be transferable to the Buyer. The cost of an RSA is approximately \$ N/A and can be withheld from Seller's funds at closing.

It is Seller's decision **(check one)** to Purchase Not to purchase an **RSA** at this time

23. Has the Seller been notified by any city or county governmental agency, or is the Seller aware, that the Property is in a flood hazard area?

Yes No

24. OTHER CONDITIONS: Attached: FLAT FEE / LIMITED SERVICE DISCLOSURE / LIMITATION OF LIABILITY Agreement

ACCEPTED THIS _____ day of _____,

Flat Fee Discount Realty (formerly MLS4public)

BROKER (Company)

by _____

BROKER/ASSOCIATE (Signature)

SELLER (Printed)

SELLER (Signature)

SELLER (Printed)

SELLER (Signature)

Phone

Fax

Seller's EMAIL

Phone: 281-739-9455 FAX: 281-971-1243

Support@FlatFeeDiscountRealty.com

Mail (Mailing Address of Seller-Owner)

Email

FLAT FEE / LIMITED SERVICE DISCLOSURE / LIMITATION OF LIABILITY

Flat Fee Discount Realty, Real Estate Brokerage is offering a Limited Service Listing,
the following services will/will not be provided:

*Comparative Market Analysis (CMA) will be provided *upon request*.

*Your property will be listed in the Multiple Listing Service (MLS) with an Exclusive Right to Sell Listing Agreement. The MLS will not allow multiple Brokers to post the same property in the MLS at the same time. You will be exclusively listed with us.

*Cooperating Brokers (Realtors) have permission and authority to make appointments and ask questions directly with you. Your private contact information will be posted in the MLS for only Realtors to view using their password. Once your property is posted in the MLS system, that data automatically downloads into other Realty websites including Realtor.com. How the information is ultimately posted on other websites is beyond our control. Realtor.com (& other Real Estate websites) sell zip codes to local Buyer Representatives (Realtors) in your area, so Buyer inquiries will go directly to that Realtor. **The MLS guidelines prohibit private information from being posted on their website (MLS). If a Buyer is interested in your property, the Buyer will contact their Realtor so the Realtor can use their password to look up your private contact information in the MLS. Our ultimate goal is to have Realtors help bring you a qualified Buyer.**

*You name the price, terms and commission; you advertise and show yourself. Obtain your own buyer and pay no selling commission.

*** Flat Fee Discount Realty is available to accept delivery of Offers to Purchase your property, submit Counteroffers, provide a Seller's Closing Cost Estimate and answer any questions relating to Real Estate transactions that are presented by a Buyer's Realtor (Selling Broker) upon request. Sellers may obtain Real Estate transaction forms/contracts by visiting the Oklahoma Real Estate Commission or the Texas Real Estate Commission's websites. Buyer's not represented by a Realtor (Broker) will be the Seller's responsibility.**

***Flat Fee Discount Realty will not answer buyer inquiries or questions regarding your property.**

*To receive accurate closing cost information, based on the details of your Purchase Agreement, you will need to contact your closing title company.

*Earnest Money should be held in an Escrow Account at the closing title company.

*Seller agrees that Listing Broker may alter MLS per instructions from Seller via Email.

***Seller or Listing Broker may cancel Listing at anytime.** Please note the "Protection Period" in the Listing Agreement.

*The Listing fee is earned when the property is posted in the MLS. Seller agrees that once their listing is posted in the MLS it is fully understood that there is no refund and the Seller waives their right to a merchant charge back if paid using a credit card.

*We will not schedule showings or inspection appointments.

*We will not attend the final transaction procedure at the closing title company.

*And the Buyer's Realtor (Selling Broker) is not required to perform the above listed services or assistance to the Seller.

Flat Fee Discount Realty is your Realtor (Broker). Please contact Flat Fee Discount Realty for assistance.

***Broker's Total MAXIMUM LIABILITY TO SELLER EITHER HEREUNDER OR OTHERWISE, including attorney fees and cost if any, SHALL NEVER EXCEED the AMOUNT OF THE BROKER'S FEE ACTUALLY PAID TO BROKER HEREUNDER.**

The Purpose of the MLS is to provide Participants of the MLS (Realtors) with a means of making offers of compensation to other MLS Participants (Realtors) in respect to properties exclusively listed by them so that they may better serve the buying and selling public. Please Note: If a Realtor shows your property to the Buyer that ultimately purchases your property, that Realtor is the Procuring Realtor and is due the commission.

It is the Owner/Seller's responsibility to contact Flat Fee Discount Realty to update the MLS within 24 hours of signing a Purchase Agreement. As our client, you agreed to pay all fines administered by the local MLS for not providing us with accurate and up-to-date information regarding your Real Estate transaction. Please don't forget this very important task.

The Owner/Seller agrees to these terms and conditions.

SELLER-OWNER SIGNATURE

DATE

Need a Yard Sign? ____ NO ____ YES

Send Yard Sign to: _____

Once you *sign and accept* an offer please EMAIL the information below to Support@FlatFeeDiscountRealty.com within 24 hours after signing a Purchase Agreement.

1. What is the MLS number or Listing Address? _____
2. What was the Buyer's Realtor's Name (if any)? _____
3. When was the Contract Acceptance Date? _____
4. When is the Anticipated Closing Date? _____
5. What was the Final Sales Price of the property? \$ _____
6. Were there any Seller Concessions (an agreement specifically stated in the sales contract between the seller and the buyer in which the seller commits to pay a specific portion of the buyer's closing or other costs)? _____

Thank you for your business! We appreciate your referrals!