



FLAT FEE LISTING TERM SHEET

- (1) Your home will be listed in the MLS with an expiration date of 180 days after your Flat Fee Payment is received. You may cancel at any time with an email to flatfee@list1.com. In the event that the home doesn't sell within 180 days, you may also extend the listing if you wish for another 180 days without any new fees by sending an email to flatfee@list1.com.
- (2) List 1 Realty (L1R) will provide the following services:
 - a. Extract the photos, listing description and data points from your Zillow FSBO listing in order to build your MLS listing. Once uploaded to the MLS, it will syndicate back to Zillow, Realtor.com, Homes.com, Redfin and hundreds of real estate websites.
 - b. L1R will publish you as the contact person and your phone number so that buyers can call you directly for showings and you can avoid paying any realtor commissions.
 - c. L1R will also publish your name and number in the MLS so that buyers agents can call you to schedule showings where they can show your home to their clients. If they make an offer which you accept, you will have to pay them a 2% commission.
 - d. L1R will make listing description, photo and price changes to your listing at your requests. Requests are to be sent to flatfee@list1.com.
- (3) L1R will NOT provide:
 - a. Lockbox for your door. You may choose to purchase one (Home Depot, Amazon) and you can give this code to licensed buyers agents for ease of showing your home to buyers.
 - b. Lawn sign
 - c. This is a limited or no-service Broker Agreement. As a courtesy, List 1 Realty will make available contracts, disclosures and other documents that you may need, found here: www.list1flatfee.com/docs. List 1 Realty is not warranting that this is all the required documents that will be needed and is not liable for any disputes that may arise during or after the sale of your home. Buyer's agents will have all the required paperwork that you will need and should be helpful in that regard. In New York State, a Real Estate Attorney is required for a transaction so they will be able to help you with the required paperwork if there is a direct buyer without an agent. We recommend that you retain a Real Estate Attorney if you are a Florida seller as well.
- (4) If at any time, you decide that you want to upgrade to Full Service Real Estate Broker plan with L1R, you will be able to do so for just a 1% listing commission.

BY CLICKING LIST YOUR HOME NOW ON OUR SITE AND PAYING THE FLAT FEE LISTING FEE, BOTH PARTIES AGREE TO THE TERMS AND CONDITIONS ABOVE. AS DIGITAL MARKETING SERVICES ARE BEING PROVIDED AND YOU MAY CANCEL YOUR LISTING AT ANY TIME, A PHYSICAL LISTING AGREEMENT IS NOT REQUIRED.