

ADDENDUM TO EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

Dated _____ ADDRESS _____

1. **DISCOUNT REALTY INC.** is a listing service for the Multiple Listing Service (M.L.S.). This is the computer system that real estate agents use. They don't use Realtor.com. Buyers and Sellers can not access the M.L.S. They are not the same thing. The M.L.S. can have as many as 12 pictures of your property. Discount Realty Inc. has the basic realtor.com package which only provides eight pictures. The M.L.S. is downloaded once per week into LasVegasRealtor.com. There is always a week delay for initial input and all changes. The M.L.S. is on line and the changes are instantaneous.
2. **HOMEOWNERS DOCUMENTS.** If you have a homeowner's association **you** are responsible for ordering and delivering the documents to the buyer's agent. This needs to be done within 7 days of the contract.

Seller Seller

3. **CANCELLATION.** Seller may cancel the Exclusive Right to Sell Listing Agreement at any time for any reason at no additional cost. The seller must submit in writing or by email their desire to cancel. Discount Realty will then remove the sign, and put the property in a withdrawn status within 48 hours. DISCOUNT REALTY INC. may cancel this agreement at any time for any reason after returning all advance fees. If the Seller obtains the buyer, the seller may not cancel the agreement with Discount Realty Inc. or represent themselves, Discount Realty, Inc. will represent the seller for \$1995.00 only. No other commission will be owed by the seller.
4. **ADVANCE FEE.** Homeowner agrees to pay **DISCOUNT REALTY INC.** an advance fee of \$295.00 for a listing. This advance fee includes the homeowner's

property being entered into the local Realtor's MLS system 2 days after the date signed below, a yard sign to be professionally installed 2 days after the date signed below (provided your HOA doesn't require a special sign), an electronic lock box*put on the house the same day of listing and listed for sale on the Internet 5 days after date signed below.

5. **EXEMPTIONS.** If anything is attached to the house or property that the seller wants to take with them (ie. fan, curtains, blinds, microwaves, plants, play equipment) this should be addressed in the counter offer. Please have noted in the MLS listing also.
6. **SELLERS** are not permitted to advertise any price in writing, different than the MLS.
7. **SELLER** grants permission to **DISCOUNT REALTY INC.** and other brokers to advertise their property.
8. **SELLER** requests that **DISCOUNT REALTY INC.** change their phone number to 702-000-0000 in the computer if listing is withdrawn or expired.
9. **UTILITIES.** Please do not turn off utilities until the day after the **actual** close of escrow. **Not** the day after the scheduled close of escrow. Have all utilities on throughout the escrow for inspection and walk-through purposes.
10. **RELIST FEE** If the original listing has been expired or withdrawn for less than one year, the seller may pay \$110.00 to relist property in M.L.S.
11. **It is against M.L.S. rules to cancel a listing and re-enter for the purpose of obtaining a new M.L.S. #.**
12. **Sellers may go into a "T" (temporary off market) status for 6 weeks max for free.**

SELLER _____ **SELLER** _____ **DATE** _____

AGENT _____ **DATE** _____