



Addendum #3 MLS Rules and Regulations

The purpose of this document is to notify clients that Mr. Lister Realty, Inc. is held to MD Real Estate Commission standards. Therefore, all clients of Mr. Lister Realty, Inc. must adhere to the following MLS Rules and Regulations.

It is a requirement of the MLS to be provided with accurate information pertaining to every sales transaction. Accordingly, Owner shall be responsible for providing Broker with the information described below. Should this information not be received, Owner agrees to pay and indemnify and hold Broker harmless, for any fines or penalties imposed upon Broker.

1. Owner agrees to inform Broker of the acceptance of a Contract of Sale via mrlisterrealty.com within 24 hours of acceptance. Owner is required to update any information that may change. Owner further agrees to **mail** a copy of the complete Contract to Mr. Lister Realty, Inc.
2. Owner agrees to **fax** the two page copy of the Settlement sheet or HUD-1 to Broker in order to close account.
3. Owner agrees to notify **all** potential Buyers and cooperating agents to present Contracts of Sale directly to the Owner not Mr. Lister Realty, Inc.
4. Owner agrees to notify all potential Buyers and cooperating agents that the MD Residential Disclosure/Disclaimer Statement and Federal Lead Paint forms must be obtained through Owner.
5. Owner agrees once property is listed in the MLS, the Property must be available for showings when cooperating broker requests to show property, or a mutually agreed time is set. Owner further agrees to return calls promptly.
6. Owner agrees that Mr. Lister Realty, Inc. reserves the right to remove property from the MLS and websites should cooperating agents not be able to reach Owner by supplied showing contact phone numbers.
7. Owner understands that the wood post and sign are the property of Mr. Lister Realty, Inc. and may be removed upon Owner receiving a contract on home.
8. Owner agrees that he/she is represented by a Broker (Mr. Lister Realty, Inc.) and may contact Broker for questions regarding the sale of the property. Owner further agrees he/she may contact Broker with questions that may arise in the proper handling of multiple contracts submitted by agents.
9. Mr. Lister Realty, Inc, reserves the right to retain a collection agency for unpaid fines resulting in non-compliance MLS issues, compensation due Broker or cooperating agent.

OWNER'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE

