

Entry Only Agreement

I/We _____ ("SELLER") hereby grants to Derek Greene, a real estate broker licensed under the laws of the Commonwealth of Massachusetts, Connecticut, Rhode Island, New Hampshire, and New York ("BROKER"), authorization to list the property located at:

Address: _____

City/Town: _____

State: _____

Zip Code: _____

and further described in a deed recorded in the _____ County Registry of Deeds at Book _____, Page _____ ("PROPERTY") on the following terms and conditions:

1. **Seller's Duties and Representations.** The BROKER is granted the right to list the PROPERTY as an exclusive agency, during the term of the Agreement and the SELLER agrees to cooperate in marketing the PROPERTY. The BROKER is authorized, at SELLER'S expense: (a) to offer compensation to other licensed brokers as buyer's agents; (b) to place a listing for the PROPERTY in any multiple listing service; and (c) to photograph and advertise the PROPERTY in such media as the BROKER may select. The SELLER authorizes the BROKER to disclose to prospective buyers all information about the PROPERTY provided to the BROKER by the SELLER, all of which the SELLER represents to be accurate. The SELLER acknowledges receipt of a New York State Disclosure Form For Buyer and Seller. According to the Code of Ethics and Standards of Practice of the National Association of REALTORS®, SELLER has been advised of (1) the broker's general company policies regarding cooperation with and compensation to subagents, buyer's agents and other licensees; (2) the fact that a buyer's agent, even if compensated by the seller will represent the interest of the buyer; and (3) any potential for the listing broker to act as a disclosed dual agent on behalf of the seller and buyer. The SELLER agrees to comply with all applicable fair housing laws.
2. **Listing Price.** The listing price for the PROPERTY shall be \$ _____ dollars or such other price and terms as the SELLER may approve.
3. **Listing Period.** This agreement shall begin upon entry on MLS by BROKER of this properly completed and signed form and end up to 12 months later. From: _____, TO: _____. This may be extended by agreement.
4. **Broker's Fee.** Upon receipt of this properly completed and signed form, the SELLER agrees to pay the BROKER a one-time fee of \$ _____ for listing the PROPERTY on the MLS. This payment is in addition to any other payments made to BROKER for other advertising services. The SELLER agrees that all payments made to BROKER are not refundable.
5. **Broker Cooperation.** BROKER hereby advises SELLER that BROKER will offer compensation to cooperating licensees on behalf of the SELLER AT SELLER'S expense as follows: buyer's agent _____% of the selling price.
6. **Broker's Duties.** The BROKER'S exclusive obligation hereunder is to list the PROPERTY with the appropriate state specific Multiple Listing Service. The BROKER is not hired as a property inspector, tax advisor or attorney and if such services are desired the SELLER should hire professionals.
7. **Additional Terms.** The SELLER acknowledges that this is an Entry Only Listing on MLS and that the BROKER will be providing only this limited MLS service to the SELLER. SELLER is responsible for reviewing the MLS listing for accuracy and for notifying BROKER immediately if there is any misinformation posted or information omitted from the listing. BROKER shall not be responsible for typographical errors, misinformation, and misprints and shall be held harmless by the SELLER.
8. **Status Change & Modifications:** SELLER is responsible to notify BROKER within 24 hours of any status change in the property transaction, including property "Under Agreement", "Under Agreement with back up offers accepted", "Temporarily Withdrawn", "Cancelled", "Sold". **SELLER AGREES TO PAY ALL FINES IMPOSED BY MLS DUE TO SELLER FAILING TO NOTIFY DEREK GREENE IN WRITING OR VIA EMAIL TO OFFICE@THEGREENEREALTYGROUP.COM OF ANY STATUS CHANGE.**

This agreement may be cancelled at any time in writing by the SELLER. Seller acknowledges that BROKER has a NO REFUND policy on all products/services.

SELLER acknowledges responsibility for ensuring that all owners of the PROPERTY have signed this agreement.

Dated: _____

SELLER or Authorized Representative

BROKER or Authorized Representative

SELLER or Authorized Representative