

MKHR Full Service/Exclusive Agency Listing Amendment v.2007

Contract Date ____/____/____

Address _____ City _____ State _____

My Kentucky Home Realty Agent will do the following:

- 1.) List the above property in the local REALTORS Multiple Listing Service (MLS).
- 2.) Place a My Kentucky Home Realty For Sale sign in the front yard of the above property (in accordance with HOA regulations/bylaws if applicable).
- 3.) List the above property on www.Realtor.com, www.mykentuckyhomerealty.com and various websites that receive an automatic feed from www.realtor.com or www.nkymls.com.
- 4.) Provide Photography at the time of the Listing Agreement.
- 5.) Place up to 15 photos of the property in the local REALTORS MLS System.
- 6.) Advertise the above Property.
- 7.) Provide Seller/Sellers a PDF of the MLS Sheet for use in Seller/Sellers provided brochure box.
- 8.) Receive all buyer calls from MKHR Advertising on the property and show the property.
- 9.) Set all showings on property per seller instructions.
- 10.) Call or Email the Buyer/Buyers Broker/Agent for feedback and report feedback to seller.
- 11.) Negotiate the Offer to Purchase. All contract negotiations will be done using fax, phone and/or email with the contract converted to a PDF file. If the Seller/Sellers do not have access to technology the negotiations will be done at the My Kentucky Home Realty office.
- 12.) Set all appointments for all inspections and appraisal.
- 13.) Negotiate the results of the whole house inspections.
- 14.) Take care of all details for and attend closing (agent or closing coordinator).

Seller/Sellers Options: Seller/Sellers to Initial All Items

_____ Seller may choose to host open houses and may, at seller option, place and pay for advertising seller chooses to do for open house.

_____ Seller/Sellers are free to find Buyer and Pay NO co-op fees.

_____ Seller/Sellers Advertising to be approved by MKHR to assure compliance with Fair Housing Laws, KREC Regulations and Northern Kentucky MLS bylaws.

_____ If a MKHR Agent represents the Buyer/Buyers the Seller/Sellers agree to pay MKHR the 3% CO-OP Fee based on the sale price in addition to the Listing Fees outlined below.

***All up front listing fees are nonrefundable. *MKHR = My Kentucky Home Realty LLC**

EXCLUSIVE AGENCY - Commissions Are Paid As Follows:

Seller/Sellers pay \$495.00 Advance Listing Fee Paid to My Kentucky Home Realty at the signing of the listing agreement and \$500.00 to My Kentucky Home Realty at Closing. If the Buyer/Buyers are represented by a CO-OP company OR the selling real estate company the Seller/Sellers will also pay 3% of the purchase price to the CO-OP company OR selling real estate company at Closing. **EXCLUSIVE AGENCY** in Place, The Seller/Sellers are free to find a Buyer/Buyers and pay NO CO-OP fee. If the Seller/Sellers find a Buyer/Buyers with all terms of the purchase agreed to by all parties, My Kentucky Home Realty will prepare the purchase contract acting as a Non-Agent for the Buyer/Buyers. In all cases the Seller/Sellers will pay My Kentucky Home Realty \$500.00 at Closing.

_____ Date: _____ Time: _____
My Kentucky Home Realty LLC, Agent
100 Crisler Ave., Suite 104, Crescent Springs, KY 41017

_____ Date: _____ Time: _____
Seller

_____ Date: _____ Time: _____
Seller