

South Central Wisconsin MLS Disclosure Form for Limited Service Listings

All Limited Service Listings submitted to the SCWMLS must include this form (or a similar disclosure) as an Associated Document in Paragon.

When submitting a Limited Service Listing to the SCWMLS, you must identify this listing by answering *Yes* to the Limited Service Yes/No question within the required MLS fields. In addition, you must include, as an Associated Document, a disclosure form indicating which of the services listed below are not being provided by you, as the Listing Broker. If you are unable to attach this document, you must submit it to the SCWMLS office on the same day the listing is entered into Paragon. SCWMLS staff will attach it for you.

Limited Service Listings are agreements under which the listing broker will **NOT** provide **one or more** of the services listed below.

The listing identified below is being marketed as a Limited Service Listing:

MLS Number: _____

Property Address: _____

Listing Company: _____

The following services are **NOT** being provided by the Listing Broker:

_____ *Arrange appointments for cooperating brokers to show listed property to potential purchasers, but instead give cooperating brokers authority to make such appointments directly with the seller(s).

_____ Accept and present to the seller(s) offers to purchase procured by cooperating brokers.

_____ Advise the sellers as to the merits of offers to purchase.

_____ Assist the seller(s) in developing, communicating, or presenting counter-offers.

_____ Participate on the seller's behalf in negotiations leading to the sale of listed property.

_____ Schedule and coordinate the closing of listed property.

_____ Order title insurance.

_____ Hold earnest money. (If only this service is checked, the property is not limited service.)

_____ Other _____

*If the cooperating broker works directly with the seller, they should notify the listing broker within 5 days of an accepted offer, and when the property closes, so that the listing broker can report such to the MLS within a timely manner.