

ADDENDUM A

TRANSACTION BROKER LIMITED SERVICE TERMS

4everMLS Flat Fee MLS Listing

This Addendum A is attached to and made part of the Florida REALTORS® Limited Service Listing Agreement (LSLA-43) dated _____ between Seller and American Real Estate and Mortgage LLC. In the event of any conflict, this Addendum controls as to compensation, services, fees, and seller obligations.

1. COMPENSATION

Seller agrees to pay Broker a flat fee of \$99 for MLS listing services. This is the total fee - no percentage commission, no transaction fees, no hidden charges.

2. SERVICES PROVIDED

Broker will:

- Enter property into MLS
- Authorize syndication to websites (Zillow, Realtor.com, etc.)
- Process reasonable listing updates

Broker will NOT:

- Provide pricing advice, market analysis, or property valuations
- Negotiate offers or draft contracts
- Coordinate showings, open houses, or closing

3. SELLER RESPONSIBILITIES

- Provide accurate property information and photos
- Update listing status to 'Pending' within 24 hours of contract acceptance
- Notify Broker of closing within 24 hours
- Handle all negotiations, contracts, and closing coordination

4. MLS COMPLIANCE

If MLS imposes fines on Broker due to Seller's failure to update status or comply with MLS rules, Seller will be billed for those fines.

5. PHOTOS AND COPYRIGHT

Seller certifies all photos provided are owned by Seller or Seller has written permission. Copyright violations carry fines. Seller indemnifies Broker for any copyright claims.

6. BUYER AGENT COMPENSATION

Broker will not advertise compensation in MLS. If Seller chooses to offer compensation to buyer agents, it must be done outside MLS in a separate written agreement.

SELLER ACKNOWLEDGMENT

By signing below, Seller acknowledges:

- ✓ This is a Transaction Broker relationship (limited representation)
- ✓ Entry-only MLS listing - no negotiation or legal advice
- ✓ \$99 flat fee - no commissions or hidden charges
- ✓ Seller handles all contracts, negotiations, and closing

Seller Signature _____ Date _____

Broker Signature _____ Date _____

American Real Estate and Mortgage LLC
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