

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 included 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. You can find instructions for attaching Associated Documents on the SCWMLS website at www.scwmls.com. 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 then attach it for you. There is no charge for this service.

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, but instead gives cooperating brokers authority to present offers to purchase directly to the seller(s).

_____ 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.

_____ Other _____