

Badgerland MLS

Addendum 1 to Listing Contract - Badgerland MLS Package

\$495 – Our “Badgerland MLS” Flat Fee MLS Listing Package

(\$1,685 value) Best Deal for the Money. \$540 regular price - 5% off if you pay Pre-Pay = \$513.00, but ...

**... You only Pre-Pay \$495 with our Badgerland MLS Special Listing Discount Deal!
Badgerland MLS will take you all the way to Closing with no hidden fees, none!**

Your \$495 Listing Package Includes:

1. **MLS:** Your Property will be Listed on the Madison South Central Wisconsin Multiple Listing Service (SCWMLS), or on the Milwaukee Metro MLS, your choice. You can get on both for a small fee. You are on all Internet Data Exchange (IDX) web sites: Realtor.com, WIHomes.com or wisconsinhomes.com, Trulia, ListHub, Zillow, Homes.com, HotPads.com, and all the top Real Estate web sites, for as long as you want. You choose the length of your Listing with Badgerland MLS. Your Listing must be at least 1 Day and no longer than 3 years. The MLS limit is 3 years, so that has to be our limit also. You choose the length, same low price.
2. **Photos:** All the Pictures you need taken are done with our high quality digital mega-pixel 18mm wide-angle lens cameras. We usually take over 100 photos of every Listing and choose the best 25 photos to go on the Milwaukee Metro MLS or on the Madison SCWMLS. You can edit the photos anytime. We can also use your photos. Realtor.com and other IDX web sites will publish anywhere from 1 to 25 photos. Most other major IDX Real Estate web sites are Independent and vary on the number of photos published on their respective web pages. The Milwaukee Metro MLS and the Madison SCWMLS will post up to 25 photos of your Property on their MLS, and Badgerland MLS encourages publishing 25 photos. This Deluxe Badgerland MLS Package gets you the Maximum photo exposure of your Home on all the IDX associated MLS Web sites.
3. **Signs:** We have all the signs you need. With your Badgerland MLS \$495 Listing Package you get one red Badgerland MLS cardboard Jumbo “For Sale” Yard Sign, 22” x 28”, with wires, plus up to 2 red Badgerland MLS cardboard Directional Signs, 14” x 22”, with wires: “Open House” or “Home for Sale” – Yours to keep (\$80 value). You can trade any two Directional Signs for one Jumbo Sign, or trade one Jumbo sign for 2 directional signs, whatever you want. We have many signs to choose from. If you want, you can also purchase a Wood Post sign for only \$199 installed. Just go to: www.BadgerlandMLS.com/signs for more information.
4. BadgerMLS.com 24 hour online, live phone, email and Internet online Support during your entire listing.
5. Comparative Market Analysis (CMA) narrowing down the market value of your Listing, emailed to you (\$95 value).
6. "Take One" outdoor waterproof tube to put your fliers in, attaches to your For Sale yard sign (\$15 value).
7. Shoe Covers for your Buyers to wear in bad weather to protect your carpet and floors (\$15 value).
8. Free editing of your MLS Listing throughout the entire time of your Listing with Badgerland MLS.
9. Walk-through inspection and room by room accurate measurements for the MLS by a Licensed Agent/Broker/Realtor.
10. Day of Listing expert advice on the sale of your home by a State Licensed Real Estate Agent/Broker/Realtor.
11. Your own unique MLS ID # that can be located on the MLS and the Internet via Google, Yahoo, AOL and Realtor.com.
12. Unlimited free Open House Listings throughout the entire length of your Listing on the MLS.
13. Listing of your Property on Realtor.com and all the IDX websites: Trulia, Zillow, Homes.com, ListHub, Hotpads.com, etc.
14. All the Real Estate Forms you will need, plus extra information and advice to help you sell, free on our web sites.
15. Option for 1% Buyer assistance with Offer to Purchase includes all Counter Offers and upgrades your Listing to Full Service!
16. Free “Sample Instruction Sheet for Sellers” on what to do and your rules to enter and show your home edited for your needs.
17. One sturdy metal Key Lock Box to put on your door for Realtors to use for Showings – Yours to keep (\$45 value).
18. Extra charges apply for Ads in free Real Estate publications such as “Homes.com”, “The Real Estate Book”, etc.
19. Buyer's Offer to Purchase review and advice; Counter Offer, Addendum and Amendment advice all the way to Closing.
20. No "Distance Charge" for the Listing appointment no matter where the Property is located. Badgerland MLS is statewide.
21. Listing on the SCWMLS or on the Metro MLS as Residential, Condo, Land, Farm, Business, Commercial, Lease or Income.
22. Extra charges apply for Virtual Movie Tours (VMT) published on YouTube and Google Video; Deluxe, Standard or Basic VMT.
23. Extra charges apply for CD with all the Photos taken during the Listing appointment, for your own advertising or personal uses.
24. Extra charges apply for Featured Listing Ad on Realtor.com, BadgerMLS.com Home web page, and other Real Estate web sites.
25. \$10 off any extra red Badgerland MLS Jumbo “For Sale” signs if purchased at the Listing appointment.
26. \$5 off any extra red Badgerland MLS “Open House” Signs and “Directional” Signs if purchased at the Listing appointment.
27. Free Permanent Marker to use for writing on your signs. We don't want you to have to run to a store, so you get all you need.
28. “Sign In” sheets! You get one each: FSBO, Realtor and plain Sign-In Sheet. Download more at: www.BadgerMLS.com/forms
29. On WIHomes.com (Milwaukee Metro MLS public web site), or on wisconsinhomes.com (Madison SCWMLS public web site).
30. You come up on top of all search engines including AOL, Yahoo, Google and many other top Real Estate search engines.
31. We also participate in the WIREX program which links all 8 MLS systems in Wisconsin, as Badgerland MLS is State-Wide.
32. You get everything you need to sell. We know what it takes to sell so you get all you need, and you will save a lot of money! ☺

Signed by Seller(s): _____ Date: _____

Signed by Broker: Bill Lorge _____ Date: _____
Badgerland MLS