

SCHEDULE A TO CUSTOMER SERVICE MERE POSTING AGREEMENT

We use the standard approved Ontario Real Estate Association (OREA) forms to list your property on our Real Estate Board's MLS® system. This schedule will be attached to the aforementioned forms. The clauses below supersede all pre-printed clauses in the standard forms in the event there is a conflict or redundancy.

For the purposes of this agreement the owner(s) or authorized representative listing a property for sale or for lease is referred to as "The Seller".

The Seller Acknowledges the Listing Brokerage is providing a "Mere Posting" of an MLS® listing as defined by the Canadian Real Estate Association (CREA) and will do so within the guidelines specified by CREA and The Toronto Regional Real Estate Board (TREBB).

The Seller directs the Listing Brokerage to provide the Sellers contact information in the "Remarks for Brokerages" section of the MLS® listing.

The Seller warrants the information pertaining to the property as provided on the MLS® Data Information Form is accurate and further indemnifies the Listing Brokerage from any damages or claim brought forth pertaining to accuracy of said information.

The Seller acknowledges having received and read the form Working With a Realtor®.

The Listing Brokerage will list the property on the Toronto Regional Real Estate Board's (TREBB) Multiple Listing Service for the time period specified in this contract.

The Seller Acknowledges the Listing Brokerage will not be providing the following services, but they may be purchased for an additional fee as described on our website: TheRealtyCommission.com

- 1) Provide professional advice and counsel to the seller on all offers and counter offers.**
- 2) Determine the market value of the property for the purposes of this Listing Agreement.**
- 3) Schedule and confirm any appointments to show the property to Cooperating Brokers.**
- 4) Install a sign or Lock-Box on the property.**
- 5) List the Property on any other Real Estate Board's MLS® system in Ontario.**
- 6) Hold the deposit for any accepted agreement and disburse funds accordingly.**

In the event the Seller is willing to pay commission to a Cooperating Brokerage, said commission will be paid directly by the Seller to the Cooperating Brokerage.

The Seller may continue to sell and advertise the property in this MLS® listing privately.

The Seller has the right to terminate this Agreement at any time for a fee of \$75.00 plus HST.

The Seller may edit the property information in this Agreement two times without additional cost. Additional edits may be applied for a fee of \$35.00 plus HST each. Each change counts as one edit. Changes are limited to property details, description, asking price, commission offered and photos.

The Seller has the right to extend this Agreement as per the options provided on the Listing Brokerages website: TheRealtyCommission.com. The extension must be purchased prior to the expiry date of this Agreement. An expired or terminated listing cannot be reinstated and new listing fees apply if re-listing with our Brokerage.

The Seller consents to the Broker making changes to the property information posted on the MLS® System and Realtor.ca as required by the Broker and appoints the Broker as attorney to affect such changes.

The Seller acknowledges all fees paid to the Broker pertaining to this Mere Posting are non-refundable.

The Seller agrees to allow the property to be viewed by Cooperating member Brokers and their agents while the Property is listed on the MLS® system as per MLS® rules as well as be available for the registration of offers.

The Seller is under no obligation to compensate the Cooperating Broker unless otherwise agreed upon, although the property must be available for showings and offers.

The Listing Brokerage reserves the right to terminate this agreement in the event there is any contravention of MLS® rules. The Seller agrees to indemnify and hold harmless any liability or damages awarded against the Brokerage as a result of said contravention.

The Seller agrees to deliver via fax or email to the Listing Brokerage a copy of any firm or conditional Agreement of Purchase and Sale or Lease the Seller accepts in addition to any subsequent Waivers, Amendments or Releases from said Agreement within 24 hours of receipt. If the Seller does not provide said documentation within the time period specified, the Seller further authorizes and acknowledges that the Listing Brokerage will charge an administration fee of \$500.00+HST billed to the Seller's Credit Card information provided here:

CIRCLE ONE: MASTERCARD VISA

NAME ON CARD: _____

CARD NUMBER _____ EXPIRY DATE: _____

CREDIT CARD CVV CODE: Mastercard/Visa 3 digits on rear of card or beside signature area.

_____.

Signature of Seller _____

Signature of Seller _____