



MLS Listing – Entry Only

1. IPC Realty and its representatives do **not** have agency relationships with entry-only MLS listing customers. In other words, representatives from IPC Realty **never** serve as sellers' agents nor buyers' agents for entry-only listings; instead, IPC Realty treats all people who sign up for this simple MLS data-entry service as customers (not clients). The **sole** responsibility of IPC Realty with respect to an entry-only listing is to enter customer-provided information into the selected MLS and enable said MLS to *feed* the information into subsequent web sites. In summary, the customer completes and executes a Property Information Form, and the information provided (with any modifications required to meet the many MLS limitations/restrictions) is then used by IPC Realty to create the ordered MLS listing.

2. Prior to IPC Realty creating an entry-only MLS listing, the listing plan must be paid for by the customer using Google Checkout. The cost of the listing for a period of six months is \$149.95. A six month renewal is available for a fee of \$39.00.

An entry-only MLS listing will be completed by IPC Realty within two business days maximum (typically only a few hours though) of receiving the required payment and the required-and-completed entry-only packet of paperwork.

IPC Realty currently has a reciprocal arrangement with MRMLS via the SoCal MLS. In other words, anyone who orders an entry-only listing in MRMLS from IPC Realty will receive a **free** listing in the SoCal MLS, which will in turn be reciprocated into a listing in MRMLS. This also results in a listing on Realtor.com, as well as numerous other sites (see website for complete list). Please note that it may take up to five days for your listing to appear on Realtor.com.

A customer may send up to six pictures of the property to be listed in MRMLS to IPC Realty via email to support@ipcflatfee.com, and those pictures will then be included in both the MRMLS and the SoCal MLS listings. All pictures must be in jpg format and less than 1MB in size, and all pictures must adhere to MLS limitations/ restrictions, e.g., no obscenity, etc. (For the best results, each picture should be 640 by 480 pixels in size.)

Any change to an entry-only listing (for example, an asking-price change) that is requested after the original creation of the entry-only listing should be emailed to support@ipcflatfee.com.

IPC Realty's entry-only MLS services can be cancelled at any time via an email sent to Support@ipcflatfee.com from the email address that was used to make the Google Checkout payment(s) for the listing. Please be aware that if the listing status changes (the home is taken off the market, sells or leases, etc.) we must be notified immediately. The customer is also required to inform IPC Realty if the sale fails for any reason (in order to avoid fines for inaccurate MLS information).

I / We agree to abide by the terms and conditions described above, and I / we acknowledge that no agency relationship exists with IPC Realty and its representatives.

Property Owner: _____ Date: _____

Property Owner: _____ Date: _____

All legal owners of the property to be listed must sign to accept the terms and conditions herein.