



Subject: Flat Fee MLS Package Order.

Hello, I am Lynn Fillmore, Principal Broker of Town & Country Apollo Properties. We have received your MLS order from [FlatFeeGroup.com](http://FlatFeeGroup.com), or our Home Web Site [UtahBroker.com](http://UtahBroker.com)

To post real property to the MLS, the Seller must list through a Licensed Member Broker. That member must work under the policies and procedures of the MLS and the Utah Division of Real Estate.

As per Utah Code Effective 5/13/2014, 61-2f-308. Brokerage agreements. A principal broker subject to an exclusive brokerage agreement shall: (i) accept delivery of and present to the client offers and counteroffers to buy, lease, or exchange the client's real estate; (ii) assist the client in developing, communicating, and presenting offers, counteroffers, and notices; and (iii) answer any question the client has concerning: (A) an offer; (B) a counteroffer; (C) a notice; and (D) a contingency.

[www.utahbroker.net/sellers](http://www.utahbroker.net/sellers) See our Plan Options:

Limited Service, Plan 30, Plan A,

Utah is a minimum level service state. Utah law requires that real estate brokers must provide the following services:

- (a) Accept and present offers to seller
- (b) Advise seller on offers and
- (c) Assist seller with preparing and communicating counter-offers.

**(Plan A includes a Company Sign, Plan 30, Sign is optional for \$35)**

Full Service, Plan B & Plan C

Plan A Services noted above, along with, Seller's Agent will work on the seller's behalf in scheduling appointments, contract negotiations & contract documentation between Seller and Buyer or Seller and Buyer Broker/Agent. Also included, Realtors@ approved/endorsed security key-box and added Sign options.

PLAN B & C includes: (available for fee with PLAN 30 or PLAN A services )

- Realtors@ approved/endorsed security key-box
- Sign Frame

To post real property to a Utah MLS system, the Seller must list through a Licensed Member Broker. That member must work under the policies and procedures of the local Multiple Listing Service (the MLS) and the Utah Division of Real Estate.

We are members of the following Utah MLS systems:

- Wasatch Front Regional MLS for Central, South East & Northern Utah Properties
- Park City MLS for Summit County Properties
- Iron County MLS for Cedar City Utah area Properties
- Washington County MLS for Southern Utah Properties

Your MLS Listing is a contract between You and Town & Country Apollo Properties. Your MLS Service includes additional Exposure to Realtor.com & the IDX Related sites. IDX refers to Internet Data Exchange a format for sharing online listings among brokers who are members of an MLS and to participating public access Sites.

(As per Utah Code Ann. Section 61-2-27(5/05)), Utah is a minimum level service state. Utah law requires that real estate brokers must provide the following services:

The forms required to List your property are attached. (1) Brokerage Listing Agreement (2) Data Input form for MLS

You may submit the attached Listing Agreement and the MLS data input form by any of the following:

- List Online at <http://www.utahbroker.net/listonline/>
- Scan and Email: UtahBroker@comcast.net
- Fax: (801) 655-9618
- Send photo images
- Or if nearby we can pick them up and return you a copy.

At closing an additional Company transaction fee as noted in section 2.3, will be deducted from the Sellers proceeds, payable to the Company for the three (3) year State required documentation hold along with the review and posting of closing data to the Multiple Listing Service (MLS).

Photo Policy. You may submit up to 35 photos (.JPG file extension). Only JPG/JPEG file types are allowed and size limit of 10MB each. Send photos to: UtahBroker@comcast.net. For best results images should have a standard 4x3 aspect ratio. Note: Distortion may be visible with cropped or inverted photos.

(WFRMLS does require 6 photos within 10 days, 2 exterior and 4 interior or You also have the option to opt-out of photos) The MLS does not allow contact information, text, or humans in any of the photo fields.

My Selling Advice: Market your property with a competitive, marketable List Price, an attractive Realtor Incentive, multiple photos and a Sign. Make it easy to show your property with an electronic Realtor Key Box. Sound Complicated? It's not. I am here to assist You and I look forward to your success in getting your property sold.

We are a Full Service Brokerage. Since 1999', we have listed over 3200 Utah properties.

*I am always here to assist and advise you from Listing to Closing. If you have Questions? Don't hesitate to contact me.*

*Lynn C Fillmore*

Lynn Fillmore, "At Your Service"  
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