



Partners Investment Properties, LLC

FLAT FEE MLS PROGRAM

Partners Investment Properties, LLC
399 Washington Street
Braintree, MA 02184
781-974-9189 (Phone)
800-965-9546 (Fax)



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS**

Thank you for inquiring and welcome to Partners Investment Properties, LLC Flat Fee MLS!

This is a great opportunity for sellers to list their property and sell it on their own.

With the Partners Flat Fee MLS Listing service you pay a low flat fee of **\$350.00** to list your property in the REALTOR® Multiple Listing Service (MLSPIN) and/or to the Rhode Island State-Wide Multiple Listing Service. But that is not the only service Partners Investment Properties, LLC is offering. We have taken this a step further and have added on to our package. Please review the items below that will be available to you.

Partners Investment Properties, LLC MLS Flat Fee Listing includes:

- Realtor® MLSPIN listing (**until sold**)
- Realtor.com listing (**until sold**)
- RILiving.com (**until sold**)* (Note: This site is only available if you sign up for your property to be posted to Rhode Island State-Wide Multiple Listing Service)
- Your property for sale listed on Boston.com, Homefind.com, etc. (see note below)
- Your property will post on Partners Investment Properties, LLC Featured Property Listings. This is an added bonus. This is a Featured Properties link within our site www.PIPRE.com. (NOTE: MLSPIN Listings Only)
- Up to 10 pictures on MLS (**Pictures should be emailed to pictures@pipre.com**)
- Required legal real estate disclosure forms
- **Free** Marketing Flyers with Color Photo
- Our listing agreement is called Exclusive Agency for MLS purposes. This type of agreement gives you the right to sell your property yourself and **PAY NO REAL ESTATE AGENT COMMISSION** should you procure a buyer on your own (without any real estate agent involved).
- You only pay if the buyer is represented by an agent. If you find the buyer on your own, pay 0% commission.

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS**

- We offer Same Day Service. Once you sign up with Partners to list your property and receive your payment, we will post your property immediately to MLS.

When you list with the Partners Investment Properties MLS Flat Fee Service we will also add your property to the sites below for additional exposure (Note: The sites stated below are for listings published to MLS PIN (The Northeast's Largest Multiple Listing Service)):

Boston.com

Boston.com reaches over 3.5 million unique users each month and nearly 40% of New England adults who plan to buy a home in the next 24 months, making Boston.com Real Estate one of the most effective local advertising tools available to the local real estate community.

Eagle Tribune

Homefind.com

Homefind.com is the online real estate product for Herald Media. Herald Media is the parent company for Community Newspaper Company with 4 daily publications and 89 weekly publications and the Boston Herald. Homefind.com covers eastern Massachusetts inside 495, covering the following counties: Bristol (with the Mansfield News as one example), Essex (Marblehead Reporter), Middlesex (Concord Journal, Metro West Homes), Norfolk (Wellesley Townsman), Barnstable (Cape Coder), Plymouth, Hanover Mariner), and Suffolk county (Boston Herald, Somerville Journal).

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS**

The Sun, Sentinel & Enterprise, Nashoba Publications

Media News Group's eight Massachusetts publications in Middlesex and Worcester County (The Lowell Sun, Sentinel & Enterprise, and Nashoba Publications) present TheGalleryofHomes.net.

MassLive (Western MA)

The online home of The Republican newspaper in Springfield, MassLive.com proudly serves Hampden, Hampshire and Franklin counties, but also receives visitors from Central and Eastern Massachusetts, as well as Connecticut, Rhode Island and beyond!

The Sun Chronicle

The Telegraph, Nashua, NH

NashuaTelegraph.com reaches more than 300,000 unique visitors per month with nearly 54,000 targeting Home Finder.

Online Real Estate Magazine

An Online Real Estate Magazine is a division of The Real Estate Guide, Inc., publishers of The Real Estate Guide, Just Rentals, Just Property and The Home Buyers Guide.

Upon approval and completion of your agreement, please remit your check, agreement and property detail to:

**Partners Investment Properties, LLC
C/o Nancy Cawley
399 Washington Street
Braintree, MA 02184**

Please make check payable to: **Partners Investment Properties, LLC**

Please state the property address in the Memo section of your check.

Partners Investment Properties, LLC offers other marketing supplies (i.e. lock box, literature stands). This information is attached in the Partners catalog.

If you should have any questions in reference to this agreement, please send your questions to info@pire.com or contact **Nancy Cawley at 1-800-965-9281 or 781-974-9189**.

We hope that we have provided you with the detail you were looking for. This is a great opportunity to get the exposure your property deserves and know that when it is posted to MLS it is receiving the attention from the people who have the most interest in purchasing your property.

Sincerely,
Joseph Cawley
Broker/Partner
Partners Investment Properties, LLC

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS
AGREEMENT TO PURCHASE**

BY PURCHASING THE FLAT FEE MLS SERVICE THROUGH PARTNERS INVESTMENT PROPERTIES, LLC YOU HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS

Partners Investment Properties, LLC is a licensed full service real estate brokerage in the states of Massachusetts, Connecticut, Rhode Island and New Hampshire. Using the services of Partners Investment Properties, LLC does not create any agency or other relationship between you and Partners Investment Properties, LLC. In order to list your property on MLS, Partners Investment Properties, LLC will be shown as the Exclusive Agency on MLS and your listing will be shown to state that Partners Investment Properties, LLC is only listing the property, but not the exclusive broker for the seller. In other words, Partners Investment Properties, LLC does not actually represent you, as a seller's broker. Partners Investment Properties, LLC will provide such instrumental acts as stated. Such acts may include one or more of the following:

1. Upon signing this agreement and providing your payment, Partners Investment Properties, LLC will provide you with the following:
 - a. A property description profile sheet (see paragraph 2 for description)
2. The property description profile sheet will allow you to tell us about your property and includes: property address, asking price, measurements, date of establishment, updates that have been made to the property, contact phone number, the amount you would pay a buyer's broker (% of sale price or flat fee amount) etc.
3. Once we receive your property detail sheet we will post your property to the Multiple Listing Service (MLSPIN) and/or Rhode Island State-Wide MLS and also provide the following:
 - a. Realtor® MLS listing (MLSPIN) (**until sold**) (MLSPIN requests only)
 - b. Realtor.com listing (**until sold**)
 - c. RILiving.com (**until sold**)* (Note: This site is only available if you sign up for your property to be posted to *Rhode Island State-Wide Multiple Listing Service*)
 - d. Your property for sale listed on Boston.com, Homefind.com, etc. (MLSPIN Only)
 - e. Your property will post on Partners Investment Properties, LLC Featured Property Listings (MLSPIN Listings Only).

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS
AGREEMENT TO PURCHASE**

- f. Up to 10 pictures on MLS (**Pictures must be emailed to pictures@pipre.com**)
 - g. Required legal real estate disclosure forms
 - i. Offer to Purchase Agreement
 - ii. Purchase and Sale Agreement
 - h. **Free** Marketing Flyers with Color Photo (20)
 - i. Our listing agreement is called Exclusive Agency for MLS purposes. This type of agreement gives you the right to sell your property yourself and **PAY NO REAL ESTATE AGENT COMMISSION** should you procure a buyer on your own (without any real estate agent involved).
 - j. You only pay if the buyer is represented by an agent. If you find the buyer on your own, pay 0% commission.
 - k. We offer Same Day Service. Once you sign up with Partners to list your property and receive your payment, we will post your property immediately to MLS.
4. As the MLS provider for your property we will not provide any of the instrumental acts performed by Partners Investment Properties, LLC as shall be constructed in such a manner as to form a brokerage engagement with you. (i.e. Partners Investment Properties, LLC will list your property only and provide the items stated within this document, but we will not be your broker (seller's broker) in any way, shape or form, other than as Exclusive Agent to post your property to MLS PIN and/or Rhode Island State-Wide MLS.)
5. Partners Investment Properties, LLC does not provide assistance in any manner that would require it or its principals to exercise discretion or judgment.
- a. Examples of services that are not provided include:
 - i. suggesting a sales price
 - ii. negotiating with buyers for the property
 - iii. completing Offer to Purchase or Purchase and Sale Agreements

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS
AGREEMENT TO PURCHASE**

- iv. communication with the buyer, buyer's broker, attorney or seller to negotiate the sale of the property
- v. scheduling viewings
- vi. scheduling Open Houses
- vii. being present for Open Houses
- viii. Newspaper advertising

Partners Investment Properties, LLC maintain its web site and services, but is not responsible for defects that may exist within its web site or any resulting loss of profits or other damages.

Partners Investment Properties, LLC attempts to accurately enter the information you provide into the multiple listing service. However, Partners Investment Properties, LLC does not guarantee error-free service. If you discover any error you must promptly notify Partners Investment Properties, LLC at sales@pipre.com, so that any errors can be remedied.

Partners Investment Properties, LLC is not responsible for any loss or damage suffered by the error.

Partners Investment Properties, LLC, shall under no circumstance have any liability greater than the amount it received from you for this service.

You agree to hold Partners Investment Properties, LLC harmless from any and all claims, causes of action, or damages arising out of or relating to your providing incomplete and/or inaccurate information to Partners Investment Properties, LLC.

Seller hereby releases Partners Investment Properties, LLC and those working through Partners Investment Properties, LLC from all liability and responsibility in connection with any loss that may occur.

When you accept an offer on your property you agree to notify Partners Investment Properties, LLC (sales@pipre.com) within 24 hours and fax a copy of the Offer to Purchase to 1-800-965-9546. The failure to do so will result in a fine to Partners Investment Properties, LLC by MLS, which will then be charged directly to you, the seller. (MLS has stringent rules that must be followed in posting a property. It is crucial to Partners Investment Properties, LLC and you to ensure that we are informed when you receive an agreed upon offer on your property, so that we can update your property on MLS. We will also need to be informed when your home is due to close and when it does close, so that we can make the appropriate updates and ultimately remove your property from MLS once it has sold.)



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS
AGREEMENT TO PURCHASE**

BY COMPLETING AND SIGNING THIS AGREEMENT YOU HAVE AGREED TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

I, _____ of _____
Please Print Your Full Name Street Address

_____, do hereby agree to
City, State, Zip Code

the terms and conditions of this agreement. I understand that I am subscribing to the Flat Fee MLS service through Partners Investment Properties, LLC and that Partners will only be responsible for listing my property on MLS as provided below and to the other sites that pertain to the Multiple Listing Service(s) I select. Partners Investment Properties, LLC will not act as a Sellers Broker on my behalf, which means I will not compensate Partners Investment Properties, LLC when my property is sold (i.e. commissions will not be paid to Partners for this service). However, I do understand that since my property will be posted to MLS, I may have to pay a Buyers Broker commission if a buyer is procured through a Buyers Broker. If I sell my property on my own without any involvement from a buyers broker, then I will not need to pay a commission, since I procured my own buyer for my property. I am aware that once my property is published to MLS I cannot request reimbursement of the amount I paid for this service.

Partners Investment Properties, LLC offers two separate MLS Publications, which include the Northeast's largest MLS (MLSPIN) and the Rhode Island State-Wide MLS:

- I am requesting my property be published to MLS PIN only, for \$350.00 _____
- I am requesting my property be published to the Rhode Island State-Wide Multiple Listing Service only, for \$350.00 _____
- I am requesting my property be published to the MLS PIN and the Rhode Island State-Wide Multiple Listing Services, for \$650.00: _____

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.



**PARTNERS INVESTMENT PROPERTIES, LLC
FLAT FEE MLS
AGREEMENT TO PURCHASE**

AGREEMENT made as of the _____ day of _____, 2009, by and

between **PARTNERS INVESTMENT PROPERTIES, LLC** and

Signature of Owner/Seller

Signature of Owner/Seller

Note: This service is available for single family homes, condominiums, 2-4 unit multi-families and rental property.