



DHS Realty Listing and Selling Commission Policy

That all commissions are negotiable has been a policy at DHS Realty since its inception. Per the recent NAR ruling, commissions are no longer disclosed in our multiple listing systems.

The seller agrees to pay ___% or \$____. These can \$0 and/or 0% up to whatever amount the seller agrees to pay the selling agent (buyer agent). The listing agent will verify that the selling agent has a buyer representation agreement signed and executed before entering a purchase contract.

Please remember: ALL commissions are negotiated. This is DHS Realty's policy and will be enforced by every agent. As the seller, your questions will be answered by your listing agent and or the listing broker. The listing agent's commission should be disclosed in a separate listing agreement.

Seller Signature

Listing Agent Signature

Douglas Smith
DHS Realty Broker Owner
9010361



DOUGLAS SMITH
DHS REALTY BROKER-OWNER
972.979.8413
DOUGLAS@DHSREALTYDFW.COM

Residential Listing concerning _____

- (2) authorize other brokers, their associates, inspectors, appraisers, and contractors to access the Property at reasonable times; and
- (3) duplicate keys to facilitate convenient and efficient showings of the Property.

B. **Scheduling Companies:** Broker may engage the following companies to schedule appointments and to authorize others to access the Property: Showingtime/Broker Bay/Agent .

C. **Keybox:** A keybox is a locked container placed on the Property that holds a key to the Property. A keybox makes it more convenient for brokers, their associates, inspectors, appraisers, and contractors to show, inspect, or repair the Property. The keybox is opened by a special combination, key, or programmed device so that authorized persons may enter the Property, even in Seller's absence. Using a keybox will probably increase the number of showings, but involves risks (for example, unauthorized entry, theft, property damage, or personal injury). Neither the Association of REALTORS® nor MLS requires the use of a keybox.

(1) Broker is is not authorized to place a keybox on the Property.

(2) If a tenant occupies the Property at any time during this Listing, Seller will furnish Broker a written statement (for example, TXR No. 1411), signed by all tenants, authorizing the use of a keybox or Broker may remove the keybox from the Property.

D. **Liability and Indemnification:** When authorizing access to the Property, Broker, other brokers, their associates, any keybox provider, or any scheduling company are not responsible for personal injury or property loss to Seller or any other person. Seller assumes all risk of any loss, damage, or injury. **Except for a loss caused by Broker, Seller will indemnify and hold Broker harmless from any claim for personal injury, property damage, or other loss.**

8. **COOPERATION WITH OTHER BROKERS:** Broker will allow other brokers to show the Property to prospective buyers. Broker will offer to pay the other broker a fee as described below if the other broker procures a buyer that purchases the Property.

A. **MLS Participants:** If the other broker is a participant in the MLS in which this Listing is filed, Broker will offer to pay the other broker:

(1) if the other broker represents the buyer: 3.000 % of the sales price or \$ _____; and

(2) if the other broker is a subagent: 0 % of the sales price or \$ _____.

B. **Non-MLS Brokers:** If the other broker is not a participant in the MLS in which this Listing is filed, Broker will offer to pay the other broker:

(1) if the other broker represents the buyer: 2.000 % of the sales price or \$ _____; and

(2) if the other broker is a subagent: 0 % of the sales price or \$ _____.

9. **INTERMEDIARY: (Check A or B only.)**

A. **Intermediary Status:** Broker may show the Property to interested prospective buyers who Broker represents. If a prospective buyer who Broker represents offers to buy the Property, Seller authorizes Broker to act as an intermediary and Broker will notify Seller that Broker will service the parties in accordance with one of the following alternatives.

(1) If a prospective buyer who Broker represents is serviced by an associate other than the associate servicing Seller under this Listing, Broker may notify Seller that Broker will: (a) appoint the associate then servicing Seller to communicate with, carry out instructions of, and provide opinions and advice during negotiations to Seller; and (b) appoint the associate then servicing the prospective buyer to the prospective buyer for the same purpose.