



MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA

Updates to Listing Agreement revised May 2023

Section 1: Parties

- a. Line 3: Added type of ownership and added documents, if needed
- b. Line 5: Added space for second agent name

Section 2: Property

- a. Line 26: Corrected name of MLS Entry Deferral Authorization
- b. Line 40: Added smart home devices to Fixtures and Personal Property
- c. Lines 49-52: Added descriptions of appliances to match Purchase Contract

Section 3: Terms and Compensation

- a. Lines 77 -78: Added check boxes for Total Compensation and added check box for Dollar Amount for box Listing Broker and Cooperating Broker
- b. Lines 79-82: Incorporated AAR language around Cooperating Broker (dispute)

Section 4: Duties and Authorizations

- a. Line 134-150: Corrected language regarding Dual Agency (limited representation) to mirror purchase contract and incorporated AAR language
- b. Line 165-173: Added reference to social media in Signs/Marketing
- c. Lines 174-183: Incorporated AAR Language regarding Video and Still Images
- d. Lines 184-188: Added new section "Offers" giving authorization to disclose offers
- e. Lines 189-194: Added check boxes for subsequent offers

Section 5: Seller Obligations

- a. Lines 209-211: Changed the word "handicap" to "disability" per NAR mandate
- b. Lines 212-217: Incorporated AAR language around Premises Access
- c. Lines 218-227: Incorporated AAR language around Security, Insurance, Showings, Audio and Video
- d. Lines 235-242: Incorporated AAR language around Recommendations
- e. Lines 243-244: Added section on Liens

Section 6: Seller Disclosures

- a. Lines 286-288: Incorporated AAR language around Solar Addendum
- b. Lines 305-310: Incorporated AAR language around FIRPTA

Section 7: Remedies

- a. Lines 315-325: Incorporated AAR language around Alternative Dispute Resolution

Section 8: Additional Terms

- a. Lines 333-335: Incorporated AAR language around Assignments
- b. Line 340-345: Incorporated AAR language around Notice
- c. Line 359-362: Incorporated AAR language around Cancellation

