

## CONTRACT FOR SERVICE

**This form is a legal and binding contract** for a specific service to be performed by Key Realty, LLC and requested by the seller of the following Nevada real **property address**:

---

**The Nevada Real Estate Brokerage noted in this contract is Key Realty LLC**

**The Real Property owner is:**

---

### Terms and Conditions of Service

1. Customer acknowledges that Key Realty, LLC or any Nevada real estate licensee associated with Key Realty, LLC is not representing the seller as a client or any client capacity in relation to the above mentioned subject property. Should the seller and brokerage elect to formulate an agent relationship; a separate agreement will be acknowledged to indicate such.
2. Customer acknowledges he or she does not wish to be represented at this time and therefore a client relationship will **not** be formed.
3. Customer is willing to acknowledge state and/or brokerage disclosures allowing the Customer to represent his or her own interests.
4. Customer is aware that Key Realty, LLC is obligated to perform the specific service(s) noted in this contract only and will not assist in any aspect of a real estate transaction unless an additional contractual relationship is formed with the customer. Customer acknowledges that the customer may need to enlist separate services of a real estate licensee or licensed attorney if the Customer requires assistance relative to a real estate transaction or further interpretation of any contract, disclosure or legality as related to the sale of real property in Nevada.
5. Though Key Realty LLC is not representing the seller. Key Realty is disclosing the following important information pertaining to the sale of real property in Nevada. This disclosure does not include all information relative to state law wherein all state statute and code can be found at [www.Leg.State.NV.US](http://www.Leg.State.NV.US) and it is recommended that the seller review all pertinent law and consult an attorney when further interpretation of state or federal law is required. The following items are designed for disclosure to the seller:
  - A. Seller is aware that a real property appraisal performed by a state credentialed appraiser is the recommended way to assess the true value of the real property. A list of all credentialed appraisers can be found online at [www.ASC.GOV](http://www.ASC.GOV)
  - B. It is advised that the seller acquire a structural inspection performed by a credentialed Nevada Inspector of Structures. Credentials of Nevada inspectors can be validated online at [www.Red.NV.GOV](http://www.Red.NV.GOV)
  - C. It is advised that a seller acquire a full title report from a Nevada title company. The title report will disclose important information pertaining to liens and/or encumbrances on the property.
  - D. If the real property is located within a common interest community, a sellers resale package may be required from the association which manages the community.
  - E. It is advised that the seller discuss all tax ramifications pertaining to the sale of real property with a credentialed accountant.
6. Customer may warrant and convey specific real property information directly with potential buyers. Customer acknowledges that they are not permitted to use the Key Realty logos or express any opinion of Key Realty without its express and written consent.
7. Customer acknowledges that all correspondence received by Key Realty LLC, from interested parties relative to the property will be automatically transferred to the customer, Key Realty will not provide property details to a third party under the terms of this agreement.
8. This is an advanced fee for specific service. Service will be performed within 3 business days as defined in the service section or the advanced fee is 100% refundable.
9. This service agreement is valid for 6 months or until terminated in writing by the customer.
10. The advanced fee is payable upon ordering the service. There will be no refund of the advanced fee once the defined service noted below is performed. Key Realty LLC is entitled to no additional fees other than the following fees for service per the terms of this agreement:

- **MLS Service** – The property will be entered into the local Multiple Listing Service in the exact manner the customer dictates. The customer will complete an MLS entry template and then acknowledge that it has been entered correctly in content and picture display. The purpose of this service is to market the property to all Realtors whom has access to the multiple listing service wherein the MLS is widely viewed as the most viable resource to market a property for sale. This service must be selected to select the lock box service option below. Selecting this service permits Key Realty LLC to enter the real property in the local MLS based on the information supplied by the seller. The seller must verify and is responsible for the validity of information noted within the MLS (Within law and local association Code)  
Price: \_\_\_\_\_
- **Lock Box** – An electronic lockbox that is most commonly used to access of properties associated with the MLS. This lock box will remain on the above mentioned property until the customer sends a written request to have the lock box removed or this service contract expires. If the customer elects to opt out of this option, the MLS service listing will inform potential customers that they must call the seller before showing. The lock box remains the possession of Key Realty LLC and therefore may not be tampered with or removed by the customer without written permission of Key Realty LLC. The lock box fee includes delivery, setup and removal.  
Price: \_\_\_\_\_

**By signing below, the signers agree to the terms and conditions of this contract for service.**

---

\_\_\_\_\_  
Key Realty LLC Representative Signature                      Date

\_\_\_\_\_  
Key Realty LLC Representative Printed Name

\_\_\_\_\_  
Key Realty LLC Broker Signature

\_\_\_\_\_  
Seller or Customer Signature                                      Date

\_\_\_\_\_  
Seller or Customer Printed Name