

Changes have been made to the listed forms with a description of what has been revised.

[Community Disclosure](#)- Added Community Address and Contact Person/ Telephone Number.

[Lead Based Paint Rider \(Housing Sales\)](#)- In Agent's Acknowledgement (initial) part (e) should be, "under 42 U.S.C. 4852"

[Exclusive Right of Sale Listing Agreement Transaction Broker](#)- in #4 part B-Auction Listings and #7 parts A-D-Internet Displays

[Exclusive Right of Sale Listing Agreement Single Agency](#)- in #4 part B-Auction Listings and #7 parts A-D-Internet Displays

[Exclusive Right of Sale Listing Agreement Non Representation](#)- in #4 part B-Auction Listings and #7 parts A-D-Internet Displays

[MLS Rule: Short Sales](#)- The necessary verbiage for short sales. Make sure to use the updated 02/09 revised Short Sale addendum to PASA (located on Standard Forms under Short Sales; the links of interest version will be updated ASAP.

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**The following highlighted additions have been made (February, 2009) to the  
GAINESVILLE-ALACHUA COUNTY ASSOCIATION OF REALTORS<sup>®</sup>, INC  
Community Disclosure Summary Form**

DISCLOSURE SUMMARY FOR

Name of Community

Address

Contact Person/Telephone Number

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**The following highlighted corrections have been made (February, 2009) to the  
GAINESVILLE-ALACHUA COUNTY ASSOCIATION OF REALTORS<sup>®</sup>, INC**

Lead-Based Paint Disclosure Form for Housing Sales  
**Disclosure of Information and Acknowledgement**

## Lead-Based Paint and/or Lead-Based Hazards Addendum

### Agent's Acknowledgement (initial):

\_\_\_\_\_ (e) Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance.

**The number of the U.S.C. code number was incorrect. The document previously stated: 42 U.S.C. 4585 (d).**

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**The following highlighted additions have been made (March, 2009) to the**

**GAINESVILLE MULTIPLE LISTING, INC.  
Exclusive Right of Sale Listing Agreement  
Transaction Broker**

4. **PRICE AND TERMS:** The Property is offered for sale on the following terms, or on other terms acceptable to SELLER.

(A) **PRICE:** \$ \_\_\_\_\_

(B)  **AUCTION LISTING:** The Property subject to this Listing Agreement is to be sold at auction, and the Price represents the "reserve price" for the Property at the time of the auction.

7. **INTERNET DISPLAYS:** I understand and acknowledge that, if I have elected under option "(A)" to withhold authorization to display the listed Property on the Internet, consumers who conduct searches for listings on the Internet will not see information about the listed Property in response to their search.

(A) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to display the listed Property on the Internet. (If Broker is not authorized to display listed Property on the Internet, then (B), (C), and (D) do not apply.)

(B) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have the address of the listed Property displayed on the Internet.

(C) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have the automated value of the listed Property displayed on a Broker's Virtual Office Website (VOW) on the Internet.

(D) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have blogging of the listed Property displayed on a Broker's Virtual Office Website (VOW) on the Internet.

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The following highlighted additions have been made (March, 2009) to the

GAINESVILLE MULTIPLE LISTING, INC.  
Exclusive Right of Sale Listing Agreement  
**Single Agency**

5. **PRICE AND TERMS:** The Property is offered for sale on the following terms, or on other terms acceptable to SELLER.

(C) **PRICE:** \$ \_\_\_\_\_

(D)  **AUCTION LISTING:** The Property subject to this Listing Agreement is to be sold at auction, and the Price represents the "reserve price" for the Property at the time of the auction.

8. **INTERNET DISPLAYS:** I understand and acknowledge that, if I have elected under option "(A)" to withhold authorization to display the listed Property on the Internet, consumers who conduct searches for listings on the Internet will not see information about the listed Property in response to their search.

(A) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to display the listed Property on the Internet. (If Broker is not authorized to display listed Property on the Internet, then (B), (C), and (D) do not apply.)

(B) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have the address of the listed Property displayed on the Internet.

(C) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have the automated value of the listed Property displayed on a Broker's Virtual Office Website (VOW) on the Internet.

(D) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have blogging of the listed Property displayed on a Broker's Virtual Office Website (VOW) on the Internet.

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The following highlighted additions have been made (March, 2009) to the

GAINESVILLE MULTIPLE LISTING, INC.  
Exclusive Right of Sale Listing Agreement  
**Non Representation**

6. **PRICE AND TERMS:** The Property is offered for sale on the following terms, or on other terms acceptable to SELLER.

(E) **PRICE:** \$ \_\_\_\_\_

(F)  **AUCTION LISTING:** The Property subject to this Listing Agreement is to be sold at auction, and the Price represents the "reserve price" for the Property at the time of the auction.

9. **INTERNET DISPLAYS:** I understand and acknowledge that, if I have elected under option "(A)" to withhold authorization to display the listed Property on the Internet, consumers who conduct searches for listings on the Internet will not see information about the listed Property in response to their search.

(A) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to display the listed Property on the Internet. (If Broker is not authorized to display listed Property on the Internet, then (B), (C), and (D) do not apply.)

(B) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have the address of the listed Property displayed on the Internet.

(C) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have the automated value of the listed Property displayed on a Broker's Virtual Office Website (VOW) on the Internet.

(D) \_\_\_\_\_ (Initial) The Broker  is or  is not authorized to have blogging of the listed Property displayed on a Broker's Virtual Office Website (VOW) on the Internet.

### **MLS Rule:**

In instances, such as a short sale, the gross commission may be subject to court or to lender approval. In such instances, either the potential for a reduction in compensation payable to Cooperating Brokers, or the method by which the potential reduction in compensation will be calculated must be clearly communicated to potential Cooperating Brokers. Such disclosure must occur at the time of MLS input, if known, or within one (1) business day of receipt of knowledge, if received prior to receipt of an offer. Such disclosure should be included in the Agent Private Remarks section. If knowledge of a short sale is received after initiation of negotiations, then disclosure must be made in writing within one (1) business day of receipt of knowledge to any Cooperating Broker, as well as in the Agent Private Remarks section of MLS.

The following disclosure should be included in the Agent Private Remarks Section:  
This transaction represents a "short sale", and commissions are subject to adjustment by Seller's lender which will result in a prorata adjustment in commissions received by Listing Broker(s) and Cooperating Broker(s). This list price has not been approved by the lender.

Furthermore, the board has determined that when a short sale is pending it may remain ACTIVE in the MLS with the following disclosure in the first line of the PUBLIC remarks:

"An offer has been accepted by the seller and submitted to the lender for approval."