

Home Broker Agent - Flat-Fee MLS Program Q & A

For more information contact us at: **786-252-6890** or email: **support@homebrokeragent.com**.

Q. Where is Home Broker Agent's Flat Fee MLS Listing service available?

A: Home Broker Agent offers Flat Fee MLS listings in Miami-Dade, Broward and Palm Beach counties.

Q. How do I get started with Home Broker Agent's Flat Fee MLS Listing service?

A: It's easy! Just follow the Flat Fee MLS Sign-Up instructions on this web site. Receive a PayPal invoice via your email inbox. Pay our listing fee of \$149 for 12 months for a property for sale or 6 months for a property for rent. You may review your MLS listing online prior to paying for the listing fee but be sure submit your payment within 24 hours after receiving email notification of an active MLS listing to avoid interruption or cancellation of your listing.

Q. If I participate in Home Broker Agent's Flat-Fee MLS Listing service, what are my responsibilities and what does Home Broker Agent do?

A: Home Broker Agent depends on your cooperation to maintain the quality of information provided to the MLS and to comply with all MLS rules and regulations. However, unlike other flat fee listing service providers, our listing agreement is easy to understand and it includes no penalties of any kind. Please review our sample Limited Service Flat Fee MLS Agreement on this web site to get a detailed description of the responsibilities that you and Home Broker Agent MLS service would be agreeing to.

Q. How long does it take for my listing to appear on the MLS?

A: When you sign up to our Flat Fee MLS listing service from and submit the agreement, you will shortly thereafter receive an email with the required listing forms. Your listing will appear on the MLS within 24-48 business hours after you have provided Home Broker Agent with all relevant and verifiable information required, (may exclude Saturday and Sunday). Your listing will appear in additional web sites for added exposure on web sites such as Realtor.com, Zillow, Trulia, RealtyTrac, Movoto, Yahoo Real Estate, MSN, AOL, Google, and many other real estate web sites within 24-72 hours of the listing's appearance in the MLS.

Q. Do I have to specify a listing price and an amount for a buyer-broker commission? Does using the MLS ensure that I'll sell my home?

A: Yes, in your MLS listing agreement, you are required to specify the listing price and the percentage amount of commission you're willing to pay an agent who brings you a buyer. Home Broker Agent recommends offering a competitive commission of 2-3 percent, (3% is recommended). Offering a competitive commission exposes your property to the entire community of real estate agents (who rely almost exclusively on the MLS) and the buyers they represent. There is no guarantee that you will sell your property by listing in the MLS, but it does increase your exposure to thousands of potential buyers in your local area and nationwide increasing your chances to sell your property.

Q. If I list in the MLS with Home Broker Agent, can I still sell my property "by-owner" to a buyer that is not represented by an agent or broker?

A: Absolutely! Our listing agreement allows you to sell your property to any buyer not procured by a cooperating broker, in which case you achieve maximum savings and no cooperating broker commission is due.

Q. What happens if I want to change my listing?

A: Requesting a change is quick and easy with Home Broker Agent. Simply send us a written request via email with your change request to support@homebrokeragent.com or log into our Member Flat Fee MLS maintenance listing web page to submit a change.

Q. What happens if I want to cancel my listing?

A: With Home Broker Agent, you can cancel at any time and there is no cancellation fee or questions asked. To cancel all you have to do is let us know in writing. A simple email to support@homebrokeragent.com is acceptable or login into the Member Flat Fee MLS maintenance web page.

Q. What if I have more than one property to sell or rent?

A: You can purchase additional MLS listings at a reduced price for each additional property listed within 3 days of the first property. Additional promotional incentives can be found in the Member Flat Fee MLS web page upon login.

Q. Can I list a property on the MLS that I don't yet own, but have a contract to purchase?

A: No. In order for us to list your property on the MLS, you must be the legal owner of the property at the time of listing. You must first close on your contracted property before you are eligible to list the property on the MLS.

Q. Do I have to send Home Broker Agent property photos to list in the MLS?

A: At least one image of your property must be provided via email to us at time of agreement in order to list your property in the MLS. However, it is highly recommended that you provide up to 20 images of your property to receive greater exposure.

Q. Why is your fee lower than some of the other Flat Fee MLS listing services?

A: We feel we offer great value for our service at a competitive listing fee when compared to other services out there. Beware of Flat Fee MLS listing services that refer your listing to a 3rd party or local MLS Broker in your city and that offer better than great service at a significantly reduced listing fee. If it sounds too good to be true; well you know the rest.

Q. Is there a fee for Flat Fee MLS Membership? What are the benefits of being a member?

A: No, there is no membership fee. Membership may include promotional incentives, discounts on future Flat Fee MLS listings, and discounts on bulk listings. Current incentives can be found in the Flat Fee MLS member login page.

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