



MLS BUYER AGENT INSTRUCTIONS

Thank you for viewing this listing. This listing is “MLS DATA ENTRY ONLY” meaning that we do not represent the seller in the traditional capacity, and the seller is handling most, if not all details of their own transaction. Please follow the instructions below to avoid confusion and delay.

- 1) Please contact the Seller directly for ***ANY AND ALL*** questions, showings, and negotiations, disclosures, offers, etc. The seller’s contact information is located in the Agent/Private remarks and/or the Showing instructions for the listing. ***Dombroski Real Estate does not have any information about offers or showings, or different contact information than what is posted in the MLS.***
- 2) When submitting an offer, do NOT put Dombroski Real Estate on the contract in the Listing Agent section, as we don’t represent the seller during the transaction. Dombroski Real Estate does not sign purchase agreements, nor any documents pertaining to the transaction, as we are not party to the transaction. ***IF THIS IS NOT COMPLETED YOU WILL BE REQUIRED TO MAKE AN ADDENDUM TO REMOVE DOMBROSKI REAL ESTATE FROM THE CONTRACT.***
- 3) Should you get your offer accepted, Please send a fully executed copy to:
ListingSupport@DombroskiRE.com so that we can update the MLS accordingly, and comply with MLS data regulations.
- 4) The seller has chosen the buyer’s agent commission. Dombroski Real Estate has no minimum commission standard in accordance with Federal Law, CA Law, and N.A.R. guidelines. You are encouraged to negotiate and confirm your commission directly with the seller.
- 5) If you/your Brokerage need a commission confirmation:
 - a) Please do NOT use the “Cooperating Brokers Compensation Agreement”, as that requires our signature.
 - b) Please DO use “Single Party Compensation Agreement”, “Commission Agreement”, or “Seller Payment to Buyer’s Broker” as applicable. (C.A.R. Forms: SP, CA, or SPBB).
- 6) In addition, some brokers require the Seller Non-Agency agreement (C.A.R. Form SNA) for your protection and clarity about who you represent in the transaction.
- 7) Solicitation of listing, representation, or transactional services on behalf of the seller, is prohibited based on the NAR code of Ethics, Section 16 Standards of Practice 16-3.