



## **IMPORTANT NOTICE TO OUR CUSTOMERS** (KEEP ON FILE FOR FUTURE REFERENCE)

### *SALES CONTRACTS & HUD 1's*

**NO MATTER HOW YOUR HOME IS SOLD:** on your own or by an agent-it is required that you or the agent fax us a copy of the **FULLY EXECUTED CONTRACT TO OUR OFFICE WITHIN 24 HOURS.** Failure to comply will result in fines to one or all parties involved. Once it settles the same applies as to the HUD 1-Closing Statement. This is due to rules and regulations mandated by the MLS Departments.



### *LOCK BOXES*

If you are not home most of the day or cannot return phone calls to agents in a timely manner, then use of a lockbox is strongly advised. Combo lockboxes are sold at any hardware store. **You also have the option of renting an mls approved lockbox from us. Cost is \$195 with a refundable \$100 once returned.** If you do not make your home easily accessible to real estate agents, they will pass your home by for another home in your area.

### *LAWN SIGNS*

Please note that the use of For Sale by Owner type lawn signs are NOT PERMITTED IN CAPE MAY COUNTY, once you have been listed on the Cape May MLS system. MLS rules state that fines will occur if they spot For Sale By Owner signs on your lawn and you're listed on the MLS. Realtor Lawn signs are the only signs permitted by the Cape May MLS. All calls generated by the sign, automatically get redirected to you. You also have the choice of not using any lawn sign at all. **All other counties can use either type of sign at your discretion but you may be asked to remove them if there is a complaint made to the mls board.**

I have read and agreed to the terms above.

Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

**Phone: 732-727-2285**  
**FAX: 732-719-1921**