



HAWAII REAL ESTATE TEAM

REAL ESTATE REDEFINED HawaiiRealEstateTeam.com HawaiiFlatFee.com

LIMITED SERVICE LISTING BUYERS AGENT PURCHASE CONTRACT INSTRUCTIONS

LISTING IS NOT A "For Sale By Owner" (FSBO)
LISTING IS A LIMITED SERVICE | MLS ONLY

The seller has signed a **Limited Service Listing Agreement** with us to handle only certain aspects of the transaction and Seller will be negotiating themselves from Purchase Contract to closing. Use contact information in "Realtor Remarks" for showings and Contract Negotiations.

Instructions for preparing Purchase Contract:

1) **Section A-2(d) Disclosure.**

Seller Representation: Seller is represented by the Brokerage Firm "Hawaii Real Estate Team"

2) **Section T-3** of Purchase Contract instructions.

Name of Seller's Agent:	Mark Guagliardo	RB-21781
Brokerage Firm:	Hawaii Real Estate Team	RB-22071
Brokerage Firm Address:	1043 Makawao Ave #110, Makawao HI 96768	
Phone:	808-747-9670	
Email:	Broker@HawaiiRealEstateTeam.com	

3) **Add Q-1: Limited Service Listing.**

4) Email Purchase Contract, Addendum and any attachments to Seller Email address in Realtor Remark to: Broker@HawaiiRealEstateTeam.com

5) Listing Broker must Sign Accepted Purchase Contract on Bottom of Page 14 to comply with HAR rules.

6) "Hawaii Real Estate Team" will create the cooperating brokers agreement (COOP) and Escrow Instructions.

7) Include "Hawaii Real Estate Team" contact information cc: "Contracts@HawaiiRealEstateTeam.com" in Escrow as Sellers Brokerage.

8) Inform us of closing changes or delays to prevent any MLS fines regarding this transaction.

This ensures Hawaii legal compliance and Buyers agent entry as sold on MLS.

If our Brokerage receives a fine due to us not being notified by you or your Brokerage of Closing, We will notify MLS of your error and have them forward the fine to Buyer's Agent.