

Listing Type and Level of Service in Realcomp Online® Tip Sheet

The Listing Type choices and descriptions are as follows:

A. Exclusive Right to Sell (ERTS)

B. Exclusive Agency (EA) – Authorizes the listing broker, as exclusive agent, to offer cooperation and compensation on a blanket unilateral basis, but also reserves the general right of the seller to sell the property on an unlimited or restrictive basis. (In other words, the seller will pay the agent’s commission if the agent secures the buyer, but if the seller secures their own buyer, the seller is not obligated to pay a commission).

C. Limited Service (LS) – A listing agreement under which the listing broker will NOT provide one, or more, of the following services:

- Arrange appointments for cooperating brokers to show listed property to potential purchasers but instead gives cooperating brokers authority to make such appointments directly with the seller(s);
- Accept and present to the seller(s) offers to purchase procured by cooperating brokers but instead gives cooperating brokers authority to present offers to purchase directly to the seller(s);
- Advise the seller(s) as to the merits of offers to purchase;
- Assist the seller(s) in developing, communicating, or presenting counteroffers; or
- Participate on the seller(s) behalf in negotiations leading to the sale of listed property.

D. MLS Entry Only (MEO) – A listing where the listing is entered into the MLS system, but NONE of the services mentioned above are provided by the listing broker.

E. Unknown – Listing received from Realcomp Data Sharing partners.

F. Full Service (FS) – is a listing where the listing agent offers full service to the seller(s).

Searching Listing Type and Level of Service in Realcomp *Online*®, you will see the “Listing Type” and “Level of Service” search prompt:

LISTING TYPE : (required)	Select All Listing Types
	<input type="checkbox"/> ERTS <input type="checkbox"/> EA <input type="checkbox"/> Unknown <small>**We do not receive Listing Type information for some data share listings.**</small>
LEVEL OF SERVICE : (required)	Select all Levels of Service
	<input type="checkbox"/> FS <input type="checkbox"/> LS <input type="checkbox"/> MEO <input type="checkbox"/> Unknown <small>**We do not receive Level of Service information for some data share listings.**</small>

If you wish to search for listings matching any of the Listing Type choices (i.e. Exclusive Agency [EA], Limited Service [LS], MLS Entry Only [MEO]), you’ll need to modify your search criteria accordingly. You can either click the additional types you’d like to include in your search or click the “Select All Listing Types” and “Select all Levels of Services” buttons (which are green). Note: Clicking it again deselects.