

Guidelines & Policies for Listing Properties for Sale on LegacyOfLeesburgHomesForSale.com

1 Disclosures

- 1.1 LegacyOfLeesburgHomesForSale Listing Service is provided by David Ritter, 5717 Illumination Lane, Leesburg, FL 34748-9398.
- 1.2 LegacyOfLeesburgHomesForSale.com Listing Services is not affiliated with Legacy of Leesburg Property Owners Association, Inc. or Pringle Development, Inc.
- 1.3 LegacyOfLeesburgHomesForSale.com and Listing Service provides real estate listing service only, similar to a classified advertising service for private homes. LegacyOfLeesburgHomesForSale.com or business entity does not provide any real estate transaction service or participate in any such services. Listing Service does not have a license to conduct real estate transactions and is not affiliated with any such agents or agencies. **All real estate transactions are directly between buyer and seller of the property.**
- 1.4 Listing Service has no liability other than to list information as provided by property owner.
- 1.5 It is the responsibility of each property owner to provide all Legacy of Leesburg Property Association documents and related materials to any prospective buyer.
- 1.6 It is the responsibility of each property owner to notify the Legacy of Leesburg Property Owners Association of the pending sale and insure that the prospective buyer is approved by the Association, as it relates to age restrictions established by law.

2 General

- 2.1 Listing Service will provide all text and images to promote the Legacy of Leesburg community.
- 2.2 Property must be located in Legacy of Leesburg.
- 2.3 Property must be marketed exclusively by property owner; real estate multi-list properties are not accepted for listing.
- 2.4 Web page design and format is determined by Listing Service.
- 2.5 Listing Services provides sponsored search advertisements for Google, Yahoo!, and Microsoft. Listing Service, from time to time, may provide other advertising to attract visitors and interested parties to the LegacyOfLeesburgHomesForSale.com web site.
- 2.6 Privacy Policy: good business ethics.
Information will not be sold the third parties. Information will be disclosed when required by law.
- 2.7 Guidelines and policies subject to change to accommodate business situations.

3 General Listing Parameters

- 3.1 Information about any property must comply with all real estate listing laws. Information cannot show or imply any discrimination based on race, age, or religion. It is understood that Legacy of Leesburg is defined as an adult community and must comply with appropriate laws.
- 3.2 Property owner's mailing address, phone number, and e-mail address must be provided to Listing Service; they will not be disclosed or published to the internet unless requested b client.

Property owner: _____
Date: _____

- 3.3 Property owner will provide property details, specifications, and page text. Property owner is responsible for accuracy of all information provided. Property owner accepts liability for any incorrect information provided for listing.
- 3.4 Property owner will provide image files in jpg format for any pictures to be placed with the listing. Image size may be determined by Listing Service in order to be consistent with web site design, page size, and file transfer capabilities.
Upon request, supplemental photography services may be arranged for individual properties.
- 3.5 Community pictures are not permitted on individual listings except as relating to adjoining common ground information and views from the listed property.
- 3.6 A phone number or an e-mail address must be displayed with the listing; both are also permitted.
 - 3.6.1 One e-mail redirection will be available for each primary listing; the e-mail address will be in the format *propertyaddress@legacyofleesburghomesforsale.com*. Mail will be redirected to the property owner's e-mail address so the property owner's e-mail address is not disclosed to a potential buyer. The property owner has to option to list a personal e-mail address with the listing instead of an e-mail redirection.
 - 3.6.2 One phone number **may** be displayed with the property listing, in addition to one e-mail address. (Phone number must be provided to Listing Service, even if not displayed with ad.)
- 3.7 An asking price must be displayed for each property; the property owner has the sole discretion to determine an asking price. (Market price is the actual selling price accepted by buyer and seller; it cannot be known in advance.)
- 3.8 Limited changes to a listing will be permitted once it is published to the web.
- 3.9 Property owner will have the option to review listing pages before the information is published to the web site.
- 3.10 Listing Service must be notified as soon as the property is removed from the active real estate market. Property **may** remain on the list, but noted as sold, or the property may be removed from the list.
- 3.11 Each ad may only display information about a single property. Group advertisements are not accepted, except by special arrangement and pricing.

4 Pricing

- 4.1 Basic Listing: Free. No compensation is accepted for listing or selling.
 - 4.1.1 Includes small picture and short description on Resales page listing all properties.
 - 4.1.2 Includes primary page for single large picture of property (maximum 630 x 450 pixels) and text about property. Property specifications may be presented in a table format. Listing Service may also limit amount of text on the page to be consistent with other property listings.
 - 4.1.3 Listing Service may adjust size of pictures to fit on the web page. Image file size may also be reduced as appropriate for web pictures.
- 4.2 Expanded Listing: No charge per additional page, integrated on the web site as secondary pages.
 - 4.2.1 Each page may include up to three large pictures (maximum 630 x 450 pixels).
 - 4.2.2 Each page may include general text about the property and pictures.

Property owner: _____
Date: _____

5 Sponsored advertisements for events or services may be accepted for display on the home page. No links to other sites will be accepted.

6 Prices and policies subject to change.

Property Listing Information

Owner: _____

Address: _____

Phone: _____ *E-Mail:* _____

Property owner: _____

Date: _____