

Exclusive Brokerage Listing Agreement

FLORIDA ASSOCIATION OF REALTORS

1 This Exclusive Brokerage Listing Agreement ("Agreement") is between

2* _____ ("Seller") and

3* _____ ("Broker").

4 **1. AUTHORITY TO SELL PROPERTY:** Seller gives Broker the right to be the EXCLUSIVE BROKER in the sale of the real and personal
5* property (collectively "Property") described below, at the price and terms described below, beginning the _____ day of
6* _____, _____, and terminating at 11:59 p.m. the _____ day of _____, _____ ("Termination
7 Date"). Seller reserves the right to sell the Property directly to a buyer without the assistance of any real estate licensee and, if
8 successful, does not owe Broker a commission. Upon full execution of a contract for sale and purchase of the Property, all rights and
9 obligations of this Agreement will automatically extend through the date of the actual closing of the sales contract. Seller and
10 Broker acknowledge that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to
11 race, color, religion, sex, handicap, familial status, national origin or any other factor protected by federal, state or local law.
12 Seller certifies and represents that he/she/it is legally entitled to convey the Property and all improvements.

13 2. DESCRIPTION OF PROPERTY:

14* (a) Real Property Street Address: _____

15* _____

16* Legal Description: _____

17* _____ See Attachment _____

18* (b) Personal Property, including appliances: _____

19* _____

20* _____ See Attachment _____

21* (c) Occupancy: Property is is not currently occupied by a tenant. If occupied, the lease term expires _____.

22 3. PRICE AND TERMS: The property is offered for sale on the following terms, or on other terms acceptable to Seller :

23* (a) Price: _____

24* (b) Financing Terms: Cash Conventional VA FHA Other _____

25* Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ _____ with the
26* following terms: _____

27* Assumption of Existing Mortgage: Buyer may assume existing mortgage for \$ _____ plus an
28* assumption fee of \$ _____. The mortgage is for a term of _____ years beginning in _____, at
29* an interest rate of _____ % fixed variable (describe) _____

30* Lender approval of assumption is required is not required unknown. Notice to Seller : You may remain liable for an assumed
31 mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of your liability. Seller will
32 ensure that all mortgage payments and required escrow deposits are current at the time of closing and will convey the escrow
33 deposit to the buyer at closing.

34* (c) Seller Expenses: Seller will pay mortgage discount or other closing costs not to exceed _____% of the purchase price;
35 and any other expenses Seller agrees to pay in connection with a transaction.

36 4. BROKER OBLIGATIONS AND AUTHORITY: Broker agrees to make diligent and continued efforts to sell the Property until a sales 37 contract is pending on the Property. Seller authorizes Broker to:

38 (a) Advertise the Property as Broker deems advisable including advertising the Property on the Internet unless limited in (4)
39 (a)(i) or (4)(a)(ii) below.

40 (Seller opt-out)(Check one if applicable)

41* (i) Display the Property on the Internet except the street address of the Property shall not be displayed on the Internet.

42* (ii) Seller does not authorize Broker to display the Property on the Internet.

43 Seller understands and acknowledges that if Seller selects option (ii), consumers who conduct searches for listings on
44 the Internet will not see information about the listed property in response to their search.

45* _____ / _____ Initials of Seller.

46 (b) Place appropriate transaction signs on the Property, including "For Sale" signs and "Sold" signs (once Seller signs a sales
47 contract) and use Seller's name in connection with marketing or advertising the Property.

48 (c) Obtain information relating to the present mortgage(s) on the Property.

49 (d) Place the Property in a multiple listing service ("MLS"). Seller authorizes Broker to report to the MLS this listing
50 information and price, terms and financing information on any resulting sale for use by authorized Board/ Association
51 members, MLS participants and subscribers; and

52* Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.



53* (e) (Check if applicable) Use a lock box system to show and access the Property. A lock box does not ensure the Property's
54 security; **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock box is for **Seller's** benefit and releases
55 **Broker**, persons working through **Broker** and **Broker's** local Realtor Board / Association from all liability and responsibility in
56* connection with any loss that occurs. Withhold verbal offers. Withhold all offers once **Seller** accepts a contract for sale and
57 purchase of the Property.

58 (f) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These websites are referred
59 to as Virtual Office Websites ("VOW"). An automated estimate of market value or reviews and comments about a property may be
60 displayed in conjunction with a property on some VOWs. Anyone who registers on a Virtual Office Website may gain access to
61 such automated valuations or comments and reviews about any property displayed on a VOW. Unless limited below, a VOW may
62 display automated valuations or comments/reviews (blogs) about this Property.

63* **Seller** does not authorize an automated estimate of the market value of the listing (or hyperlink to such estimate) to be
64 displayed in immediate conjunction with the listing of this Property.

65* **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or display a hyperlink to
66 such comments or reviews) in immediate conjunction with the listing of this Property.

67 **5. SELLER OBLIGATIONS:** In consideration of **Broker's** obligations, **Seller** agrees to:

68 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to **Broker** all inquiries
69 from real estate licensees regarding the Property's transfer, whether by purchase or any other means of transfer.

70 (b) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during reasonable times.

71 (c) Inform **Broker** prior to leasing, mortgaging or otherwise encumbering the Property, and immediately upon **Seller**
72 entering into a sales contract with a buyer procured by **Seller**.

73 (d) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs and expenses of any nature, including attorneys'
74 fees, and from liability to any person, that **Broker** incurs because of **Seller's** negligence, representations, misrepresentations,
75 actions, or inactions, the use of a lock box or the existence of undisclosed material facts. This clause will survive **Broker's**
76 performance and the transfer of title.

77 (e) Perform any act reasonably necessary to comply with FIRPTA (Internal Revenue Code Section 1445).

78 (f) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily
79 observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such material facts (local government
80* building code violations, unobservable defects, etc.) other than the following: _____
81* _____

82 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.

83 (g) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements
84 and other specialized advice.

85 **6. COMPENSATION:** **Seller** will compensate **Broker** as specified below for procuring a buyer who is ready, willing and able to
86 purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to **Seller**.

87 **Seller** will pay **Broker** as follows (plus applicable sales tax):

88* (a) _____% of the total purchase price plus \$ _____ OR \$ _____, no later than the date
89 of closing specified in the purchase contract. However, closing is not a prerequisite for **Broker's** fee being earned.

90* (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is exercised,
91 **Seller** will pay **Broker** the paragraph 6(a) fee, less the amount **Broker** received under this subparagraph.

92* (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or agreement to lease,
93 whichever is soonest. This fee is not due if the Property is or becomes the subject of a contract granting an exclusive right to lease
94 the Property.

95 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by sale, lease,
96 exchange, governmental action, bankruptcy or any other means of transfer, with the assistance of any real estate licensee. (2) If
97 **Seller** refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract or
98* agrees with a buyer to cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection
99 Period"), **Seller** transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom **Broker**
100 or any other real estate licensee communicated regarding the Property prior to Termination Date. However, no fee will be due
101 **Broker** if the Property is relisted after Termination Date and sold through another broker.

102* (e) Retained Deposits: As consideration for **Broker's** services, **Broker** is entitled to receive _____% of all deposits that
103 **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the paragraph 6(a) fee.

104 **7. COOPERATION WITH OTHER BROKERS:** **Broker's** office policy is to cooperate with all other brokers except when not in
105* **Seller's** best interest: and to offer compensation in the amount of _____% of the purchase price or \$ _____ to
106 Buyer's agents, who represent the interest of the buyers and not the interest of the **Seller** even if compensated by **Seller** or
107* **Broker** in a transaction; and to offer compensation in the amount of _____% of the purchase price or \$ _____ to a
108* broker who has no brokerage relationship with the Buyer or **Seller**; and to offer compensation in the amount of

109* **Seller** (_____) (_____) and **Broker/Sales Associate** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

110* _____% of the purchase price or \$_____ to transaction brokers for the Buyer; None of the above (if this is checked,
111 the Property cannot be placed in the MLS.)

112 **8. BROKERAGE RELATIONSHIP:** Seller authorizes Broker to operate as (check which is applicable):

113* single agent of Seller.

114* transaction broker.

115* single agent of Seller with consent to transition into a transaction broker.

116* nonrepresentative of Seller.

117 **9. CONDITIONAL TERMINATION:** At Seller's request, Broker may agree to conditionally terminate this Agreement. If Broker
118 agrees to conditional termination, Seller must sign a withdrawal agreement, reimburse Broker for all direct expenses incurred in
119* marketing the Property and pay a cancellation fee of \$_____ plus applicable sales tax. Broker may void the
120 conditional termination and Seller will pay the fee stated in paragraph 6(a) less the cancellation fee if Seller transfers or contracts to
121 transfer the Property or any interest in the Property during the time period from the date of conditional termination to Termination
122 Date and Protection Period, if applicable.

123 **10. DISPUTE RESOLUTION:** This Agreement will be construed under Florida law. All controversies, claims and other matters in
124 question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting
125 mediation under the rules of the American Mediation Association or other mediator agreed upon by the parties. If litigation arises
126 out of this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and costs, unless the parties agree
127 that disputes will be settled by arbitration as follows:

128* **Arbitration:** By initialing in the space provided, Seller (____) (____), Listing Associate (____) and Listing Broker (____) agree
129 that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is
130 located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each
131 party to any arbitration (or litigation to enforce the arbitration provision of this Agreement or an arbitration award) will pay its
132 own fees, costs and expenses, including attorneys' fees, and will equally split the arbitrators' fees and administrative fees of
133 arbitration.

134 **11. MISCELLANEOUS:** This Agreement is binding on Broker's and Seller's heirs, personal representatives, administrators,
135 successors and assigns. Broker may assign this Agreement to another listing office. This Agreement is the entire agreement
136 between Broker and Seller. No prior or present agreements or representations shall be binding on Broker or Seller unless included
137 in this Agreement. Signatures, initials and modifications communicated by facsimile will be considered as originals. The term "buyer"
138 as used in this Agreement includes buyers, tenants, exchangors, optionees and other categories of potential
139 or actual transferees.

140* Date: _____ Seller's Signature: _____ Tax ID No: _____ - _____ - _____

141* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

142* Address: _____

143* Date: _____ Seller's Signature: _____ Tax ID No: _____ - _____ - _____

144* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

145* Address: _____

146* Date: _____ Authorized Listing Associate or Broker: _____

147* Brokerage Firm Name: _____ Telephone: _____

148* Address: _____

149* Copy returned to Customer on the ____ day of _____, _____ by: personal delivery mail E-mail facsimile.

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150* Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.