

Residential

MLS #

CTY: Area# Block: SFX: Lot: SFX: Cat: 1 Status A
Street#: N,S,E,W: Name: Mode: Price: Zip:
Direct: LD: ED:
Owner(Last,First Name): Exceptions:
Address: Owner Ph:

LB#: LSP#: Co-LSP#

Agency Disclosure

Seller's Agent: Transaction Broker:

Comp. BA: Comp. TA: Comp. Sub:

Dual Commission Arrangement: Exclusive Agency

Rooms: Bedrooms: Full Baths: Half Baths:

Style: Substyle: Taxes: Lot Dimensions:

Approx Lot Sq Ft: Lot Frntg: Sewer:

GND Floor: EL:
1st Floor: JH:
2nd Floor: SH:
3rd Floor:
Basement:

ESMNT/ASSMTS For Lease

Items Incl:
Items Not Incl:

Possession:

Showing Instructions/Agent Remarks: (Will not Appear on Customer Report)

Remarks

Listing Date Expiration Date:

Exclusive listing agreement between Broker and Seller

In consideration of listing and endeavoring to procure a purchaser for the property described above, at the listed price of \$ with a possession date of Seller (the word "Seller" includes all owners whose signatures appear on the bottom of this Listing Agreement) hereby grant to the Broker, the Sole and Exclusive Right to Sell the above described property, based on the terms and conditions contained in this agreement.

Seller further agrees to pay the Broker a compensation of If the compensation is a percentage, it shall be a percentage of the offering price or of any sales price accepted by the Seller. This compensation shall be earned by the Broker and payable to the Broker if the property is sold by the Seller, the Broker or through any other source, during the term of this Exclusive Listing Agreement.

Seller represents that this property is not and will not be Exclusively Listed with any other broker during the term of this Listing Agreement. Seller further represents that the property is not and will not be Listed for Rent during the term of this Listing Agreement unless mutually agreed upon terms and conditions are negotiated with the Broker.

"As a Seller you have the right to individually reach an agreement on any fee, compensation, or other valuable consideration with any Broker. No fee, compensation, or other consideration has been fixed by any governmental authority or by any trade association or multiple listing service." Nothing in this Agreement is intended to prohibit an individual broker from independently establishing a policy regarding the amount of fee, compensation or other valuable consideration to be charged in transactions by the broker.

I, (name of licensee), as an authorized representative of (name of firm), intend, as of this time, to work with you as a: Seller's Agent Only Transaction Broker Seller's Agent and Disclosed Dual Agent if the opportunity arises (Separate informed consent form must be executed by Broker/Seller/Buyer)

In the event that the property, or any part of it, described in this agreement becomes subject to a written or other agreement by the buyer and seller or their designees or is sold, conveyed, leased or in any way transferred within after the expiration of this Agreement to anyone to whom the Seller, Broker or the Broker's salesperson, sub-agent (participating Broker/cooperating Broker) or a Buyers' Broker/Buyers' Agent or a Transaction Broker/Transaction Agent had introduced the property during the term of this Exclusive Listing, the compensation as indicated above shall be earned by the Broker and payable to the Broker by the Seller, unless the Seller executes a new Exclusive Right to Sell Listing Agreement during the protection period. Seller represents that Seller is the owner of the above described property and Seller has the full authority to enter into this Agreement. If this Agreement is executed by anyone other than the owner of the property, Owner represents that the individual or individuals is/are acting on behalf of the Owner and that the individual or individuals has/have furnished the Broker with a copy of that written authorization. Seller and Broker further represents that no other terms or conditions exist other than those that are contained in this Agreement.

Seller Acknowledges that he/she has read this Agreement, the New Jersey Attorney General's Memorandum, the Lock Box Agreement printed on the reverse side, and has received the Consumer Information Statement and a fully executed copy of this Agreement which contains accurate information.

Authorization is hereby granted by Seller to submit this listing to the New Jersey Multiple Listing Service for distribution to all Broker members. Unless box is checked, Seller authorizes listing to appear on all real estate web sites authorized by the Board of Directors. Unless this box is checked, the property address will appear on all web sites.

Sales Associate Owner Signature
Broker/Manager Signature Owner Signature
Print Owner Name Owner Phone # Realtor Ph#
Print Owner Name Date
New Jersey Multiple Listing Services, Inc.
160 Terrace St., PO Box U, Haworth, NJ 07641

Information herein deemed reliable but not guaranteed.

White Copy - Realtor Yellow Copy - Owner

Revised 04/2009