

**EXCLUSIVE RIGHT TO SELL/RENT
LISTING CONTRACT LEGAL LANGUAGE**

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. NO REPRESENTATION IS MADE AS TO THE LEGAL OR TAX CONSEQUENCES OF THIS CONTRACT. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

1 **EXCLUSIVE RIGHT TO SELL AND/OR RENT.** In consideration of the acceptance by the undersigned licensed Arizona real
2 estate broker ("Broker") of the terms of this Listing Contract and Broker's promise to endeavor to effect a;
3 sale, rental, sale and/or rental, of the property described below ("Premises"), I or we, as owner(s) ("Owner"), employ and
4 grant Broker the exclusive and irrevocable right commencing on _____, _____, and
5 expiring at 11:59 p.m. _____, _____, to sell, rent, exchange, or option the Premises described
6 in Paragraph 3.

7 **NOTE:** Owner acknowledges that signing more than one Exclusive Right to Sell/Rent or other form of listing contract for the
8 same term could expose the Owner to liability for additional commissions.

9 2. **PRICE.** The listing price shall be **Sale \$** **Rental \$** per month , plus (in
10 the case of a rental) all applicable lease or rental (transaction privilege) taxes, to be paid as described in the Owner's Profile
11 Sheet ("Data Entry Form"), or such other price and terms as are accepted by Owner.

12 3. **THE PREMISES.**

13 a. **Location Information.**

14 Street Address: _____ Assessor's #: _____
15 City/Town: _____ County: _____ State: _____ Country: _____ Zip Code: _____
16 Legal Description: _____
17 _____
18 _____

19 b. **Fixtures and Personal Property.** Except as excluded in Section 3(c) below, any sale or rental of the Premises shall include
20 all existing fixtures on the Premises, any existing personal property specified in Section 3(c) below, and all of the following
21 items of personal property, to the extent located on the Premises:

- built in appliances
- ceiling fans and remote controls
- central vacuum hoses, and attachments
- draperies/other window coverings
- fireplace equipment (affixed)
- floor coverings (affixed)
- free standing range/oven
- garage door opener(s) and remote control(s)
- light fixtures
- mailbox
- media antennas/satellite dishes
- outdoor fountains and lighting
- outdoor landscaping (i.e. - shrubbery, trees and unpotted plants)
- shutters and awnings
- speakers (flush-mounted)
- storage sheds
- storm windows and doors
- stoves: gas-log, pellet, or wood-burning
- timers (affixed)
- towel, curtain/drapery rods
- wall mounted TV brackets and hardware (excluding TVs)
- water-misting systems
- window and door screens, sun shades
- security and/or fire systems and/or alarms
- water purification systems
- water softeners

22 If owned by Owner, the following items also are included in the sale of this listing:
23 • affixed alternate power systems serving the Premises (i.e. - solar)
24 • in-ground pool and spa/hot tub equipment and covers (including any mechanical or other cleaning systems)

25 c. **Appliances and Additional Existing Personal Property.** The Premises shall include the following appliances which are
26 presently located in or upon the Premises:

27 Refrigerator Washer Dryer Above Ground Spa/Hot Tub Above Ground Pool Other (describe below)

28 Description of above items: _____
29 _____
30 _____

31 **Additional items of personal property included in sale:** _____
32 _____
33 _____

34 **Fixtures and leased items NOT included in sale:** _____
35 _____
36 _____

37 **Leased items INCLUDED in sale:** _____
38 _____
39 _____



61 4. **ACCESS AND LOCKBOX.** Owner acknowledges that a lockbox and any other keys left with or available to Broker will permit
62 access to the Premises by Broker or any other broker, with or without potential purchasers or tenants ("Prospects"), even when
63 Owner or occupant is absent. Owner further acknowledges that, from time to time, unauthorized persons may have gained
64 access to properties using lockboxes. Owner acknowledges that neither the Arizona Regional Multiple Listing Service ("ARMLS"),
65 nor any Board or Association of REALTORS®, nor any broker (including Broker), is insuring Owner or occupant against theft, loss
66 or vandalism resulting from any such access. Owner is responsible for taking such steps as may be necessary to secure and
67 protect the Premises during any time that a lockbox is being used and obtaining appropriate insurance.

68
69 (Owner's Initials). Owner does / does not authorize Broker to install and use, on the Premises, a lockbox
70 containing the key to the Premises. If the Premises is occupied by someone other than Owner, Owner will provide to the Broker
71 the occupant's written permission for the installation of the lockbox and the publication and dissemination of the occupant's name
72 and telephone number in the case of a Rental, in obtaining such permission from an occupant, Owner acknowledges that Owner
73 must comply with the Arizona Residential Landlord and Tenant Act, which provides, in part, that except in case of emergency,
74 the landlord shall give the occupant at least two days' notice of the landlord's intent to enter and enter only at reasonable times in
75 accordance with the Arizona Residential Landlord and Tenant Act.

77 5. **AGENCY RELATIONSHIPS.** Owner understands that Broker is Owner's agent with respect to this Listing. Owner understands
78 that Broker, either acting directly or through one or more licensees within the same brokerage firm, may represent a Prospect
79 interested in the purchase or rental of the Premises. Owner authorizes the Premises to be shown to any such Prospect and
80 understands that Broker may legally represent both Owner and Prospect in a transaction with the knowledge and informed
81 consent of both parties.

83 6. **COMPENSATION TO BROKER AND COOPERATING BROKERS.** Owner agrees to compensate Broker as follows:

84 a. **RETAINER.** Broker acknowledges receipt of a non-refundable retainer fee of \$ payable to Broker for initial
85 consultation, research and other services.

86 b. **COMMISSIONS.** If Broker produces a ready, willing and able purchaser or tenant in accordance with this Listing Contract, or
87 if a sale, executed lease agreement, option or exchange of the Premises is made by Owner or through any other broker, or
88 otherwise, during the exclusive term of this Listing Contract, **Owner agrees to pay Broker a total commission of:**

89 (i) For a: **Sale:** of the purchase price or a
90 commission of a substantially similar allocable amount if the transaction is structured as other than a purchase or
91 lease.

92 a. **Cooperating brokers:** With regard to this Listing Contract, Broker intends to cooperate with all other brokers
93 except when not in Owner's best interest, and to offer compensation in the amount of % of the
94 gross purchase price or \$ to a buyer's broker, who represents the interest of the buyer(s), and
95 not the interest of Owner in a transaction. Any such cooperation shall not increase the total commission
96 payable by Owner.

97 (ii) For a: **Rental:** of the lease price, as
98 calculated for the entire term of the initial lease, upon execution of lease agreement.

99 a. **Cooperating brokers:** With regard to this Listing Contract, Broker intends to cooperate with all other brokers
100 except when not in Owner's best interest, and to offer compensation in the amount of % of the
101 gross lease price as calculated for the entire term of the initial lease, or \$ to a tenant's broker,
102 who represents the interest of the tenant(s), and not the interest of Owner in a transaction. Any such
103 cooperation shall not increase the total commission payable by Owner.

104 (iii) For a: **Holdover or renewal of rental:** Regardless of whether this Listing Contract has expired, Owner agrees to
105 pay a commission of .

107 (iv) For a: **Referral:** Broker may offer referral compensation to a referring broker who has no broker relationship with
108 the buyer/tenant or Owner. Any such cooperation shall not increase the total commission payable by Owner.

109 c. **WITHDRAWN/CANCELLED LISTINGS.** The same amount of sale or rental commission shall be due and payable to Broker
110 if, without the consent of Broker, the Premises is withdrawn from this Listing Contract, otherwise withdrawn from sale or
111 rental, or is rented, transferred, or conveyed by Owner through any other broker or otherwise.

112 d. **PURCHASE BY TENANT.** If during the terms of any rental of the Premises, including any renewals or holdovers, or within
113 days after its termination, any tenant, or his heirs, executors, or assigns shall buy the Premises from Owner, the
114 sale commission described in Paragraph 6(b) shall be deemed earned by and payable to Broker.



- 115 e. **PAYMENT FROM ESCROW OR RENT.** Owner instructs the escrow company, if any, to pay all such compensation to
 116 Broker in cash or certified funds as a condition to closing or upon cancellation of the escrow, and irrevocably assigns to
 117 Broker, to the extent necessary, money payable to Owner at the closing or cancellation of escrow. Broker is authorized to
 118 deduct compensation from any rent or other monies received on behalf of Owner.
- 119 f. **AFTER EXPIRATION.** After the expiration of this Listing Contract, the same commissions, as appropriate, shall be payable if
 120 a sale, rental, exchange, or option is made by Owner to any person to whom the Premises has been shown or with whom
 121 Owner or any broker has negotiated concerning the Premises during the term of this Listing Contract, (1) within
 122 days after the expiration of this Listing Contract, unless the Premises has been listed on an exclusive basis with
 123 another broker, or (2) during the pendency, including the closing, of any purchase contract or escrow relating to the
 124 Premises that was executed or opened during the term of this Listing Contract, or (3) as contemplated by Paragraph 6(e).
- 125 g. **FAILURE TO COMPLETE.** If completion of a sale or rental is prevented by default of Owner, or with the consent of Owner,
 126 the entire sale or rental commission, as appropriate, shall be paid to Broker by Owner. If any earnest deposit is forfeited for
 127 any other reason, Owner shall pay a brokerage fee equal to the lesser of one-half of the earnest deposit or the full amount of
 128 the commission.
- 129 h. **CONSTRUCTION.** To the maximum extent permitted by applicable law, this Listing Contract shall be construed as limiting
 130 applicable provisions of law relating to when commissions are earned or payable. In the event of any express disagreement
 131 between any provision of this Listing Contract and the requirements of applicable law, the applicable provision of this Listing
 132 Contract shall be deemed as modified to the minimum extent necessary to ensure compliance with applicable law.
- 133
- 134 7. **LISTING BROKER OBLIGATIONS AND AUTHORITY.** Broker agrees to make diligent and continued efforts to sell/lease the
 135 Premises.
- 136 a. Owner authorizes Broker to place appropriate transaction signs on the Premises, including "For Sale" signs and "Sold" signs
 137 OR "For Lease" and "Leased" signs.
- 138 b. Owner authorizes Broker to obtain information relating to the present mortgage(s) on the Premises.
- 139 c. Owner authorizes Broker to input the information on the Listing/Data Entry Form, and any photographs or video of the
 140 Premises, to ARMLS for publishing and dissemination, in whole or in part, in printed or electronic form, including via the
 141 internet, to ARMLS participants and the general public, even after the sale or lease of the Premises, or the cancellation or
 142 expiration of the Listing. Owner is cautioned to protect valuable items from view in any photographs or videos of the
 143 Premises or otherwise, and Broker has no responsibility for the dissemination of any images of such valuable items or for
 144 the loss of such valuable items. Owner understands the public may have unlimited access to the images and may download
 145 and/or copy them. Broker is authorized to report the sale, exchange, option or rental of the Premises, and its price, terms
 146 and financing, for dissemination through ARMLS or otherwise to authorized ARMLS participants and to the public and for
 147 use by companies engaged in selling information for various purposes, including but not limited to, appraisals or evaluations
 148 of tax assessments.
- 149 d. Broker reserves the right to cancel this Listing Contract unilaterally for cause, which shall include, but is not limited to,
 150 Broker's good faith belief that any service requested of Broker or any action undertaken by anyone other than Broker is (or
 151 could be determined to be) in violation of any applicable law.
- 152
- 153 8. **ROLE OF BROKER.** Owner acknowledges that Broker is not responsible for the custody or condition of the Premises or for its
 154 management (except under separate contract), maintenance, upkeep or repair.
- 155
- 156 9. **DOCUMENTS.** In connection with any sale or rental of the Premises, Owner consents to the use of the standard form of purchase
 157 or rental contract used by Broker and all other standard documents used by Broker and the escrow and title companies.
- 158
- 159 10. **REALTOR® STATUS.** This agent is a REALTOR® member of the _____
 160 Association/Board of REALTORS® and subscribes to the REALTOR® Code of Ethics. This agent is not a member of any
 161 REALTOR® Association/Board, but as a Subscriber to the Arizona Regional Multiple Listing Service, Inc., has agreed to abide
 162 by the Standards of Conduct of MLS Subscribers.
- 163
- 164 11. **OWNER OBLIGATIONS.** In consideration of Broker's obligations, Owner agrees to:
- 165 a. Cooperate with Broker in carrying out the purpose of this Listing Contract, including referring immediately to Broker all
 166 inquiries regarding the Premises' transfer, whether by purchase, rental or any means of transfer.
- 167 b. Provide Broker with keys to the Premises and make the Premises available for Broker to show during reasonable times.
- 168 c. Inform Broker prior to leasing, mortgaging or otherwise encumbering the Premises.
- 169 d. Inform Broker of any past due HOA, tax or other Premises related fees. During the term of this Listing Contract, Owner
 170 agrees to continue disclosing to Broker all additional information of the type required by the preceding sentence promptly
 171 after Owner becomes aware of any such information.
- 172 e. Complete and return to Broker (i) if the Premises is to be sold, a Residential Seller's Property Disclosure Statement
 173 ("SPDS") form, and (ii) if the Premises is to be leased, a Residential Lease Owner's Property Disclosure Statement
 174 ("RLOPDS") and any disclosures required by the Arizona Residential Landlord and Tenant Act. These disclosures are

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Owner's Initials

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Broker's File/Lot No. _____

Date: _____

For Use with Data Entry Forms 1, 2, 3



175 designed to disclose pertinent Property information. Broker shall have no responsibility, in whole or part, for the
 176 preparation of the SPDS form, the RLOPDS form, or any disclosures required by the Arizona Residential Landlord and
 177 Tenant Act.

178 f. Disclose in writing to Broker and Prospect(s) all known facts/conditions which materially and/or adversely affect the
 179 Premises or the consideration to be paid for the purchase or lease of the Premises. (See Section 16 below for important
 180 indemnification provisions.)

181 g. If applicable, sign and deliver to the escrow company a certificate indicating whether Owner is a foreign person or non-
 182 resident alien pursuant to the **Foreign Investment in Real Property Tax Act (FIRPTA)**. FIRPTA is applicable if Owner is a
 183 non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate ("Foreign Person").
 184 Owner agrees to complete, sign, and deliver to the applicable escrow company a certificate indicating whether Owner is a
 185 Foreign Person. FIRPTA requires that a foreign Owner may have federal income taxes withheld, at the then current rate,
 186 from the purchase price unless an exception applies. Owner is responsible for obtaining independent legal and tax advice.

187 h. Provide a **Disclosure of Lead-Based Paint and Lead-Based Paint Hazards** as required by the U.S. Department of
 188 Housing and Urban Development, if any Premises structure was built before 1978.

189 i. Deliver a completed **Affidavit of Disclosure** in the form required by law to a buyer by the earlier of (i) five (5) days after
 190 purchase contract acceptance, or (ii) seven (7) days prior to closing, if the Premises is located in an unincorporated area of
 191 the county, and five or fewer parcels of property other than subdivided property are being transferred.

192 j. Owner shall deliver to broker a written five (5) year insurance claims history regarding the Premises (or a claims history for
 193 the length of time Owner has owned the Premises if less than five (5) years) from Owner's insurance company or an
 194 insurance support organization or consumer reporting agency, or if unavailable from these sources, from Owner, within five
 195 (5) days after a purchase contract for the Premises is accepted by Owner.

196 k. Owner shall execute and/or deliver such other information and documentation as is customary and reasonable in
 197 connection with a residential purchase and sale transaction or rental transaction, as applicable, in the State of Arizona.

198

199 12. **INSURANCE.** Owner acknowledges that Owner's or occupant's property could be damaged or stolen or persons visiting the
 200 Premises could be injured. Owner shall be responsible for obtaining appropriate insurance to cover such possible events.

201

202 13. **GENERAL WARRANTIES BY OWNER.** Owner represents and warrants:

203 a. **CAPACITY.** Owner has the legal capacity, full power and authority to enter into this Listing Contract, deliver marketable
 204 title to the Premises and consummate the transactions contemplated hereby on Owner's own behalf or on behalf of the
 205 party Owner represents, as appropriate.

206 b. **ADVERSE INFORMATION.** Owner has disclosed to Broker all material latent defects and information concerning the
 207 Premises known to Owner, including all material information relating to: connection to a public sewer system, septic tank or
 208 other sanitation system; the existence of any tax, judgment or other type of lien; past or present infestation by or treatment
 209 for wood-destroying pests or organisms; and past or present repair of the Premises for damage resulting from wood-
 210 destroying pests or organisms. During the term of this Listing Contract, Owner agrees to continue disclosing to Broker all
 211 additional information of the type required by the preceding sentence promptly after Owner becomes aware of any such
 212 information by updating SPDS, RLOPDS or other written notice.

213 c. **CORRECT INFORMATION.** All information concerning the Premises in this Listing Contract, including the Data Entry Form
 214 relating to the Premises, or otherwise provided by Owner to Broker or to any Prospect is, or will be at the time provided,
 215 and shall be at close of escrow or occupancy by a tenant, true, correct and complete. Owner agrees to notify Broker
 216 promptly if there is any material change in such information until the latest to occur of the expiration of this Listing Contract,
 217 any close of escrow or occupancy by a tenant.

218 d. **USE OF LISTING CONTENT; INTELLECTUAL PROPERTY LICENSE.** Unless Owner delivers to Broker a written
 219 certification, expressly prohibiting the dissemination to a multiple listing service of the listing and any listing information
 220 relating to the Premises, Owner acknowledges and agrees that all photographs, images, graphics, video recordings, virtual
 221 tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to
 222 the Premises provided by Owner to Broker or Broker's agent (the "Owner Listing Content"), or otherwise obtained or
 223 produced by Broker or Broker's agent in connection with this Listing Contract (the "Broker Listing Content"), and any
 224 changes to the Owner Listing Content or the Broker Listing Content, may be filed with one or more multiple listing services,
 225 included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. Owner hereby grants to
 226 Broker a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish,
 227 display, and reproduce the Owner Listing Content, to prepare derivative works of the Owner Listing Content, and to
 228 distribute the Owner Listing Content or any derivative works thereof. This non-exclusive license shall survive the
 229 termination of this Listing Contract for any reason whatever. Owner represents and warrants to Broker that the Owner
 230 Listing Content, and the license granted to Broker for the Owner Listing Content, do not violate or infringe upon the rights,
 231 including any copyright rights, of any person or entity. Owner acknowledges and agrees that as between Owner and
 232 Broker, all Broker Listing Content is owned exclusively by Broker, and Owner has no right, title or interest in or to any
 233 Broker Listing Content.

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- 235 14. **UTILITIES.** During the term of this Listing Contract, Owner shall maintain continuous service to the Premises of all utilities which
 236 are currently connected to the Premises.
 237
- 238 15. **RELIEF OF LIABILITY.** Broker is hereby relieved of any and all liability and responsibility for everything stated in Paragraphs
 239 11.e, 11.f, 11.g, 11.h, 11.i, 12, and 13.
 240
- 241 16. **INDEMNIFICATION.** Owner agrees to indemnify and hold Broker, all Boards or Associations of REALTORS®, ARMLS and all
 242 other brokers harmless for, from and against any and all claims, expenses, liabilities, damages and losses arising from (i) any
 243 misrepresentation, breach of warranty or breach of a promise by Owner in this Listing Contract, (ii) any incorrect information
 244 supplied by Owner, (iii) any facts concerning the Premises not disclosed by Owner, including any facts known to Owner relating
 245 to adverse conditions or latent defects, (iv) the use of a lockbox, or (v) any injury or damage to persons or property in connection
 246 with the marketing or showing of the Premises. This indemnification shall survive Broker's performance and any transfer of title.
 247
- 248 17. **OTHER OWNERS AND PROSPECTS.** Owner understands that other owners may make offers to sell or rent or may sell, rent,
 249 exchange or option properties similar to the Premises through Broker. Owner consents to any agency representation by Broker
 250 of such other owners before, during and after the expiration of this Listing Contract and understands that the Premises probably
 251 will not be presented or shown to every Prospect encountered by Broker.
 252
- 253 18. **ATTORNEYS' FEES.** In any action or proceeding to enforce any provision of this Listing Contract, or for damages sustained by
 254 reason of its breach, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees, as set by
 255 the court or arbitrator and not by a jury, and all other related expenses, such as expert witness fees, fees paid to investigators
 256 and court costs. Additionally, if any broker hires an attorney to enforce the collection of any commission payable pursuant to this
 257 Listing Contract, and is successful in collecting some or all of such commission without commencing any action or proceeding,
 258 Owner agrees to pay such broker's reasonable attorneys' fees and costs and Owner also agrees to pay interest at the legal rate
 259 on all compensation and other amounts owed or due to broker from the time due until paid in full.
 260
- 261 19. **DEPOSITS.** Owner authorizes brokers to accept earnest deposits on behalf of Owner and to issue receipts for such earnest
 262 deposits.
 263
- 264 20. **RECOMMENDATIONS.** If Broker recommends a builder, contractor, escrow company, title company, pest control service,
 265 appraiser, lender, home inspection company or home warranty company or any other person or entity to Owner for any purpose,
 266 such recommendation shall be independently investigated and evaluated by Owner, who hereby acknowledges that any
 267 decision to enter into any contractual arrangement with any such person or entity recommended by Broker will be based solely
 268 upon such independent investigation and evaluation.
 269
- 270 21. **SUBSEQUENT PURCHASE OR LEASE OFFERS.** Broker acknowledges that Owner has the right to accept subsequent offers
 271 until the close of escrow in the case of a sale or until occupancy by a tenant in the case of a rental. Owner understands that any
 272 subsequent offers accepted by Owner must be backup offers, namely, contingent on the cancellation or other nullification of any
 273 contracts arising from the acceptance of earlier offers. Broker will change or maintain the correct MLS Listing status in
 274 accordance to the ARMLS Rules and Regulations and any associated policies.
 275 (Check if applicable) Accept backup offers. Withhold verbal offers. Withhold all offers once Owner accepts a
 276 purchase or lease contract for the Premises.
 277
- 278 22. **EQUAL HOUSING OPPORTUNITY.** The Premises will be presented in compliance with federal, state and local fair housing
 279 laws and regulations.
 280
- 281 23. **TIME OF ESSENCE.** Time is of the essence in the performance of the obligations contained in this Listing Contract.
 282
- 283 24. **COUNTERPARTS AND ELECTRONIC COPIES.** This Listing Contract may be executed in any number of counterparts by the
 284 parties hereto. All counterparts so executed shall constitute one Listing Contract binding upon all parties hereto, notwithstanding
 285 that all parties do not sign the same counterpart. Any legible electronic copy of the Listing Contract which indicates that the
 286 Listing Contract was fully executed shall be treated as an original Listing Contract.
 287
- 288 25. **CONSTRUCTION OF LANGUAGE AND GOVERNING LAW.** The language of this Listing Contract shall be construed
 289 according to its fair meaning and not strictly for or against either party. Words used in the masculine, feminine or neuter shall
 290 apply to either gender or the neuter, as appropriate. All singular and plural words shall be interpreted to refer to the number
 291 consistent with circumstances and context. Whenever the words "include", "includes" or "including" are used in this Listing
 292 Contract, they shall be deemed to be followed by the words "without limitation". If this Listing Contract is used for a rental,
 293 exchange, or option instead of a sale of the Premises, all language in this Listing Contract relating to the sale of Premises shall
 294 be construed to apply as appropriate, to a rental, exchange, or option. For example, Owner shall be deemed to be Exchanger,
 295 Optionor, or Landlord respectively. This Listing Contract shall be governed by the laws of the State of Arizona.

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Owner's Initials

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26. **TAXES AND REGISTRATION.** Owner acknowledges that a rental property must be registered with the County Assessor's Office and may be subject to a tax on gross receipts and a special rental classification for property taxes. Owner agrees to obtain appropriate licenses and pay fees and taxes when due. Owner agrees to indemnify and hold Broker harmless for, from and against any such tax liability, including penalties and interest.

27. **ADDITIONAL TERMS.**

Additional addendum/addenda attached.

28. **ENTIRE AGREEMENT.** This Listing Contract including the Data Entry Sheet, plus any attached exhibits and any addenda or supplements signed by Owner and Broker, shall constitute the entire agreement between Owner and Broker and supersede any other written or oral agreements between Owner and Broker. It is the intention of the parties that this Listing Contract shall be a legally binding contract once it has been signed by Owner and Broker even though none, or only some, of the pages have been initialed by Owner. This Listing Contract can be modified only by a writing signed by Owner and Broker.

[Remainder of page intentionally left blank; signature page to follow.]

Owner's Initials

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For Broker's office use only:

Broker's File/Lot No. _____ Date: _____ For Use with Data Entry Forms 1, 2, 3



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THE TERMS AND CONDITIONS IN THIS LISTING CONTRACT PLUS ALL INFORMATION ON THE DATA ENTRY FORM ARE INCORPORATED HEREIN BY REFERENCE. COMMISSIONS PAYABLE FOR THE SALE, RENTAL OR MANAGEMENT OF PREMISES ARE NOT SET BY ANY BOARD OR ASSOCIATION OF REALTORS® OR MULTIPLE LISTING CONTRACT SERVICE OR IN ANY MANNER OTHER THAN BY NEGOTIATION BETWEEN THE BROKER AND THE OWNER. BY SIGNING BELOW, OWNER ACKNOWLEDGES THAT HE HAS READ, UNDERSTANDS AND ACCEPTS ALL TERMS AND PROVISIONS CONTAINED HEREIN AND THAT HE HAS RECEIVED A COPY OF THIS LISTING CONTRACT.

Print Name of Owner _____ Print Name of Owner _____

Street _____ City/Town _____ State _____ Zip _____

Phone _____ Fax _____ Owner's email Address _____

Owner's Signature _____ Mo/Da/Yr _____ Owner's Signature _____ Mo/Da/Yr _____

ADDITIONAL OWNER(S) (If applicable)

Print Name of Owner _____ Print Name of Owner _____

Street _____ City/Town _____ State _____ Zip _____

Phone _____ Fax _____ Owner's email Address _____

Owner's Signature _____ Mo/Da/Yr _____ Owner's Signature _____ Mo/Da/Yr _____

Additional Owner information attached.

In consideration of Owner's representations and promises in this Listing Contract, Broker agrees to endeavor to effect a sale, rental, exchange, or option in accordance with this Listing Contract.

Firm Name (Broker) _____ Preferred Phone _____ Fax _____

By: _____
Agent's Signature _____ Agent Name (Printed) _____ Date (Mo/Da/Yr) _____ Agent's Email _____

For Broker's office use only:
Broker's File/Lot No. _____ Broker/Manager Initials _____ Date: _____

