LISTING AGREEMENT FOR REAL PROPERTY
EXCLUSIVE RIGHT TO SELL
Commission Rates for the Sale, Lease or Management of Property shall be Negotiated between the BROKER and the Owner.

EMPLOYMENT
1. The BROKER agrees to act as a special limited agent for the Owner(s) for the sole purpose of finding a Purchaser and/or Tenant to buy or rent the property described in the PROPERTY DATA SECTION hereafter called the "PDS" at the price and conditions set out in the PDS. The PDS is incorporated herein by reference.

2. The party that agrees to pay the BROKER represents the owner as seller's agent and shall be ipso facto and under bonded real estate broker who are Participants in the Multiple Listing Service ("MLS") and that the BROKER is acknowledging its membership with agents who represent buyers. The BROKER agrees to represent the interests of the prospective buyers only. In addition to cooperating with buyer's agents the owner authorizes the BROKER to work with seller's agents and/or brokers who have advised the BROKER of the compensation offered for the sale of the property. The buyer(s) agree to use their best efforts to assure the BROKER the sale of the property at the price and conditions set forth in this agreement.

3. The BROKER agrees to use its expertise and knowledge to determine the appropriate marketing plan for the property. The Owner(s) grants to the BROKER full discretion to determine an appropriate marketing plan for the property.

4. The owner shall not sell their property for offer to sale or rent to any prospective buyers or tenants or shall refer all such prospective buyers or tenants to the BROKER, nor shall the owner negotiate the sale or rental of the property with a buyer unless the BROKER participates in such negotiations.

COVERTRY NOTICE
5. The Owner(s) authorizes the BROKER to enter the information set forth in the PDS, and any photographs, images, graphics and video recording of the property owner's property taken by the BROKER's agent, supplied by owner or otherwise ("listed content"), into a listed content compilation owned by MLS1. The Owner understands and agrees that this compilation is exclusively owned by MLS1 who also possesses the right to publish and/or distribute this compilation in any media form it so determines, including, the World Wide Web. MLS1 may license or sell the listed content to aggregators who will aggregate the listed content and resell the same. Such aggregated content shall not contain any personal information about other owner other than the owner's name. If any photograph, image, graphics or video recording ("images") are delivered by Owner to the BROKER for use in the MLS1 Compilation, by terms of each delivery and the execution of this agreement, the Owner hereby represents and warrants that the Owner either: (1) holds all intellectual property rights including any copyrightable images of Owner (2) has a nonexclusive, irrevocable, nontransferable, royalty-free, worldwide, license to copy, distribute, display, create derivative works, and publicly perform the images and the right to grant sublicenses through multiple tiers, and grant the same license to MLS1.

COMPENSATION
6. A. The Owner(s)'s brokerage agreement to pay the BROKER a total commission in the amount of 6% of the selling price or 3% in the case of a rental by separate agreement as follows:
   i. If the Cooperating Broker is a Seller's Agent 6% of the selling price or 3%
   ii. If the Cooperating Broker is a Buyer's Agent 6% of the selling price or 3%

   B. If Federal and provincial commission shall be earned and payable under any of the following conditions:
   i. If the BROKER or Cooperating Broker produces a buyer ready, willing and able to purchase the property on the terms and conditions set forth in the PDS.
   ii. If the BROKER or Cooperating Broker effects a sale to a buyer and the owner agrees to complete the agreement upon all the essential terms of a transaction.
   iii. If the property is sold or rented during the term of this Agreement whether or not the sale or sale is a result of the BROKER or Cooperating Broker effecting a sale or rental during this agreement.
   iv. If the BROKER or Cooperating Broker is the procuring cause of a transaction.

   The above commission shall be paid to the BROKER in the event that owner enters into a contract of sale to sell the property or actually sells the property within a period of 12 months after the delivery of the written agreement and assigned the assignment to another buyer who engaged the BROKER, and the property has been attempted to sell the property by the owner, and the owner has been informed of the reduced commission.

GOOD FAITH
7. In the event the Owner(s) assigns a broker/contractor during the term of this employment agreement, the parties agree that the expiration date not be extended until the time that said contract of sale is fulfilled before or until such time as said contract is not fulfilled by either or because of the default of one of the parties hereto.

8. The Owner(s) agree at all times to act in good faith to assist the BROKER in the performance of the BROKER'S obligations and to fully cooperate with the BROKER in the BROKER'S efforts to find a buyer for the property and complete the transaction contemplated by the agreement.

RENTAL OF THE PROPERTY
9. Should the parties desire to rent the property or any portion thereof during the term of this agreement, the parties shall modify this agreement so as to specify the amount of commission if any to be paid by the tenant or lessee to the BROKER in the event the rental contract is to be completed by the BROKER.

10. In the event the tenant purchases the real property during the term of the lease or during the occupancy of the tenant where each occupancy extends the original term, the Owner(s) agree the BROKER to total commission set forth in paragraph 6.

TERM OF AGREEMENT
11. This agreement shall commence on the date set forth below and shall terminate at midnight on the date set forth below:

RELEVANT LAWS PROVISIONS

Any notices required to be given under this agreement shall be written and may be given to the party by hand delivery of such notices, certified mail or by certified mail return receipt requested.

ALL ORAL OR PRIOR AGREEMENTS BETWEEN THE PARTIES ARE HEREBY MERGED INTO THIS AGREEMENT AND THE PARTIES AGREE THAT THEIR RELATIONSHIP SHALL BE GOVERNED SOLELY BY THIS AGREEMENT AND NOT BY ANY OTHER PRIOR ORAL OR WRITTEN REPRESENTATIONS OR AGREEMENTS THE BROKER agrees that in the event of any conflict, modification, termination or termination of this agreement, the parties shall negotiate mutually to agree on any such conflict, modification, termination or termination of this agreement.

INDEMNITY

In the event any claim or action is commenced against the BROKER or cooperating broker as a result of the BROKER or cooperating broker violating the lawful instructions of the Owner(s), then in such event, the Owner(s) hereby agrees to defend, indemnify and hold harmless the BROKER or cooperating broker for any such claim or action.

Owner shall have the right to select counsel in such event, subject to the approval of the BROKER and/or cooperating broker, which approval shall not be unreasonably withheld.

INDEMNITY

12. In the event any claim or action is commenced against the BROKER or cooperating broker as a result of the BROKER or cooperating broker violating the lawful instructions of the Owner(s), then in such event, the Owner(s) hereby agrees to defend, indemnify and hold harmless the BROKER or cooperating broker for any such claim or action.

PROPERTY CONDITION DISCLOSURE

13. The Seller is required to complete and sign a Property Condition Disclosure Statement and/or a "As is, or so-called," to be delivered to a buyer or buyer's agent prior to the signing of the buyer of a binding contract of sale.

14. The Owner(s) agree to cooperate in completing the Property Condition Disclosure Form and all attached schedules as an attached to this agreement.

15. The Seller agrees to deliver a revised Property Condition Disclosure Statement to the Buyer as soon as practicable.

16. The Buyer will be entitled to receive a credit in the amount of $500 against the purchase price of the property upon the transfer of title.

AUTORIZATIONS

17. An "EXCLUSIVE RIGHT TO SELL" listing means that if you, the Owner(s) of the property find a buyer for your house, or if another broker finds a buyer, you must pay the agreed commission to the present broker.

18. An "EXCLUSIVE RIGHT TO LEASE" means that if you, the Owner(s) of the property find a buyer you will not have to pay a commission to the broker. However, if another broker finds a buyer, you will owe a commission to both the selling broker and your present broker.

LEGAL OPPORTUNITIES IN 401K

19. The parties agree that the above listed property to be marketed in accordance with the regulations of federal, state, Municipal and Local Laws concerning discrimination in housing. Wherever the word broker is capitalized (BROKER), in this agreement, it is intended to describe the real estate broker who is a party in this agreement and no other broker.