

REALTYLINE
521 Fifth Avenue Suite 1700
New York, NY 10175
212-292-4444

Date _____

Seller

Name _____
Address

Property

Agent

You have employed our firm as a Real Estate Broker with exclusive right to sell the above referenced property on the following conditions:

1. You represent that you are the owner of all the property.
2. This agreement shall be effective and continue in full force and effect for 180 days from the date you sign this agreement.
3. We are authorized to offer the property for sale at a price of _____ and to represent that the common charges of the property are currently _____ per month and the real estate taxes are currently _____ per month.
4. In our effort to effect a satisfactory sale, we are authorized by you to invite, at our own discretion, the cooperation of other licensed Real Estate Brokers and to work with them on a cooperating basis for the sale of the above property.

5. If you agree to sell the property pursuant to this agreement, our commission to be paid by you shall be _____ percent of the total sale price of the property, and of any household furnishings and any garage and storage space included in such sale. Payment of the commission shall be disbursed from *the* proceeds paid to the owner at the closing and shall be in the form of a certified check or attorney's check. If you willfully fail to close on the property, after a contract of sale is fully executed, then we shall be entitled to our full commission.
6. In the event another licensed Real Estate Broker solicited by us is involved in the transaction, we shall pay the cooperating Broker a commission by separate agreement with such Broker and in no such event shall the commission paid by you exceed _____ percent of the selling price.
7. In the event that you become legally entitled to retain any deposit paid to you by a person introduced to you during the term of this agreement, pursuant to a signed contract of sale, you agree to pay _____ of that amount to us.
8. During the term of this agreement, you agree to refer to us all inquiries, proposals and offers received by you re^garding the property, including, but not limited to those from principals and other Brokers, and you agree to conduct all negotiations with respect to the sale or other disposition of the property solely and exclusively throu^gh us.
9. Within three (3) business days of the expiration date, we shall deliver to you, in writing, a list of no more than six (6) prospective purchasers who inspected the property during the term of the exclusive agreement. If within ninety (90) days after the expiration date, a contract is signed to sell the property to a purchaser on said list, Realtyline shall be entitled to the commission provided for in paragraph 5 of this Agreement.
10. At the end of the exclusive period, the listing will automatically convert to an open, no exclusive listing, unless you advise us to the contrary.
11. You hereby acknowledge that we have informed you of your obligations under the Lead Paint Disclosure Law (42 U.S.C. 48529(d)) and that you are aware your responsibility to ensure compliance therewith.

12. This agreement shall bind and benefit the personal representatives, successors or assignees of the parties, and may not be changed, rescinded, or modified except in writing, signed by both of us.

If the foregoing meets with your approval, please sign and return the enclosed copy of this agreement.

Broker

Agent

Agreed and Accepted

Seller

Date