

Exclusive Right of Sale Listing Agreement

1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
 2* _____ ("Seller")
 3* and _____ ("Broker")

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

12 **2. Description of Property:**
 13* **(a) Street Address:** _____

14 _____
 15* Legal Description: _____
 16* _____ See Attachment _____

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

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

21 **3. Price and Terms:** The property is offered for sale on the following terms or on other terms acceptable to Seller:
 22* **(a) Price:** \$ _____

23* **(b) Financing Terms:** Cash Conventional VA FHA Other (specify) _____
 24* Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ _____
 25* with the following terms: _____

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

29* Lender approval of assumption is required is not required unknown. **Notice to Seller: (1)** You may
 30 remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your
 31 lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required
 32 escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing.

33 **(2)** Extensive regulations affect Seller financed transactions. It is beyond the scope of a real estate licensee's
 34 authority to determine whether the terms of your Seller financing agreement comply with all applicable laws
 35 or whether you must be registered and/or licensed as a loan originator before offering Seller financing. You
 36 are advised to consult with a legal or mortgage professional to make this determination.

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

39 **4. Broker Obligations:** Broker agrees to make diligent and continued efforts to sell the Property in accordance
 40 with this Agreement until a sales contract is pending on the Property.

41 **5. Multiple Listing Service:** Placing the Property in a multiple listing service (the "MLS") is beneficial to Seller
 42 because the Property will be exposed to a large number of potential buyers. As a MLS participant, Broker is
 43 obligated to enter the Property into the MLS within one (1) business day of marketing the Property to the public
 44 (see Paragraph 6(a)) or as necessary to comply with local MLS rule(s). This listing will be published accordingly in
 45 the MLS unless Seller directs Broker otherwise in writing. (See paragraph 6(b)(i)). Seller authorizes Broker to
 46 report to the MLS this listing information and price, terms, and financing information on any resulting sale for use
 47 by authorized Board / Association members and MLS participants and subscribers unless Seller directs Broker
 48 otherwise in writing.

- 49 **6. Broker Authority: Seller authorizes Broker to:**
50 (a) Market the Property to the Public (unless limited in Paragraph 6(b)(i) below):
51 (i) Public marketing includes, but is not limited to, flyers, yard signs, digital marketing on public facing
52 websites, brokerage website displays (i.e. IDX or VOW), email blasts, multi-brokerage listing sharing
53 networks and applications available to the general public.
54 (ii) **Public marketing also includes marketing the Property to real estate agents outside Broker's**
55 **office.**
56 (iii) Place appropriate transaction signs on the Property, except if Paragraph 6(b)(i) is checked below.
57 (iv) Use **Seller's** name in connection with marketing or advertising the Property.
58* Display the Property on the Internet except the street address.
59 (b) Not Publicly Market to the Public/Seller Opt-Out:
60* (i.) **Seller** does not authorize **Broker** to display the Property on the MLS.
61 (ii.) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), a For Sale sign will not be
62 placed upon the Property and
63 (iii.) **Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), **Broker** will be limited to
64 marketing the Property only to agents within **Broker's** office.
65 _____/_____ **Initials of Seller**
- 66 (c) Obtain information relating to the present mortgage(s) on the Property.
67 (d) Provide objective comparative market analysis information to potential buyers.
68* (e) **(Check if applicable)** Use a lock box system to show and access the Property. A lock box does not
69 ensure the Property's security. **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock
70 box is for **Seller's** benefit and releases **Broker**, persons working through **Broker**, and **Broker's** local Realtor
71 Board / Association from all liability and responsibility in connection with any damage or loss that occurs.
72* Withhold verbal offers. Withhold all offers once **Seller** accepts a sales contract for the Property.
73 (f) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These
74 websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or
75 reviews and comments about a property may be displayed in conjunction with a property on some VOWs.
76 Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews
77 about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or
78 comments and reviews about this Property.
79* **Seller** does not authorize an automated estimate of the market value of the listing (or a hyperlink to such
80 estimate) to be displayed in immediate conjunction with the listing of this Property.
81* **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or
82 display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.
- 83 **7. Seller Obligations:** In consideration of **Broker's** obligations, **Seller** agrees to:
84 (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to
85 **Broker** all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.
86 (b) Recognize **Broker** may be subject to additional MLS obligations and potential penalties for failure to comply
87 with them.
88 (c) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during
89 reasonable times.
90 (d) Inform **Broker** before leasing, mortgaging, or otherwise encumbering the Property.
91 (e) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature,
92 including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's**
93 negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; (3) the
94 existence of undisclosed material facts about the Property; or (4) a court or arbitration decision that a broker
95 who was not compensated in connection with a transaction is entitled to compensation from **Broker**. This
96 clause will survive **Broker's** performance and the transfer of title.
97 (f) Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).
98 (g) Make all legally required disclosures, including all facts that materially affect the Property's value and are not
99 readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such
100 material facts (local government building code violations, unobservable defects, etc.) other than the following:
101* _____
102 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.
103 (h) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting
104 requirements, and other specialized advice.

Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 4.
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- 105 **8. Compensation:** Seller will compensate Broker as specified below for procuring a buyer who is ready, willing,
 106 and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other
 107 terms acceptable to Seller. Seller will pay Broker as follows (plus applicable sales tax):
 108* (a) _____% of the total purchase price plus \$_____ OR \$_____, no
 109 later than the date of closing specified in the sales contract. However, closing is not a prerequisite for Broker's
 110 fee being earned.
 111* (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is
 112 exercised, Seller will pay Broker the Paragraph 8(a) fee, less the amount Broker received under this
 113 subparagraph.
 114* (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date Seller enters into a lease or
 115 agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a
 116 contract granting an exclusive right to lease the Property.
 117 (d) Broker's fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by
 118 sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether
 119 the buyer is secured by Seller, Broker, or any other person. (2) If Seller refuses or fails to sign an offer at the
 120 price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to
 121* cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection Period"),
 122 Seller transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom
 123 Seller, Broker, or any real estate licensee communicated regarding the Property before Termination Date.
 124 However, no fee will be due Broker if the Property is relisted after Termination Date and sold through another
 125 broker.
 126 (e) **Retained Deposits:** As consideration for Broker's services, Broker is entitled to receive _____% (50% if
 127 left blank) of all deposits that Seller retains as liquidated damages for a buyer's default in a transaction, not to
 128 exceed the Paragraph 8(a) fee.

- 129 **9. Cooperation with and Compensation to Other Brokers: Notice to Seller:** The buyer's broker, even if
 130 compensated by Seller or Broker, may represent the interests of the buyer. Broker's office policy is to cooperate
 131 with all other brokers except when not in Seller's best interest and to offer compensation in the amount of
 132* _____% of the purchase price or \$_____ to a single agent for the buyer; _____% of the
 133* purchase price or \$_____ to a transaction broker for the buyer; and _____% of the purchase
 134* price or \$_____ to a broker who has no brokerage relationship with the buyer.
 135 None of the above. (If this is checked, the Property cannot be placed in the MLS.)

136 **10. Brokerage Relationship:**

137 **NO BROKERAGE RELATIONSHIP NOTICE**

138 **FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES WHO HAVE NO BROKERAGE RELATIONSHIP**
 139 **WITH A POTENTIAL SELLER OR BUYER DISCLOSE THEIR DUTIES TO SELLERS AND BUYERS.**

140* As a real estate licensee who has no brokerage relationship with you, _____
 141 _____ and its associates owe to you the following duties:

- 142 1. Dealing honestly and fairly;
 143 2. Disclosing all known facts that materially affect the value of residential real property which are not readily observable
 144 to the buyer;
 145 3. Accounting for all funds entrusted to the licensee.

146* _____
 147 Signature Date

148* _____
 149 Signature Date

- 150 **11. Conditional Termination:** At Seller's request, Broker may agree to conditionally terminate this Agreement. If
 151 Broker agrees to conditional termination, Seller must sign a withdrawal agreement, reimburse Broker for all direct
 152* expenses incurred in marketing the Property, and pay a cancellation fee of \$_____ plus
 153 applicable sales tax. Broker may void the conditional termination, and Seller will pay the fee stated in Paragraph
 154 8(a) less the cancellation fee if Seller transfers or contracts to transfer the Property or any interest in the Property
 155 during the time period from the date of conditional termination to Termination Date and Protection Period, if
 156 applicable.

157 **12. Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other
158 matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be
159 settled by first attempting mediation under the rules of the American Mediation Association or other mediator
160 agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover
161 reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:
162* **Arbitration:** By initialing in the space provided, **Seller** (____) (____), Sales Associate (____), and **Broker** (____)
163 agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which
164 the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator
165 agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this
166 Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and will
167 equally split the arbitrator's fees and administrative fees of arbitration.

168 **13. Miscellaneous:** This Agreement is binding on **Seller's** and **Broker's** heirs, personal representatives,
169 administrators, successors, and assigns. **Broker** may assign this Agreement to another listing office. This
170 Agreement is the entire agreement between **Seller** and **Broker**. No prior or present agreements or representations
171 will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic signatures are acceptable and
172 will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals.
173 The term "buyer" as used in this Agreement includes buyers, tenants, exchangers, optionees, and other categories
174 of potential or actual transferees.

175* **14. Additional Terms:**

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186 **Seller's Signature:** _____ **Date:** _____

187* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

188* Address: _____

189* Email Address: _____

190* **Seller's Signature:** _____ **Date:** _____

191* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

192* Address: _____

193* Email Address: _____

194* **Authorized Sales Associate or Broker:** _____ **Date:** _____

195* Brokerage Firm Name: _____ Telephone: _____

196* Address: _____

197* Copy returned to **Seller** on _____ by email facsimile mail personal delivery.

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