

BROKER AGREEMENT- EXCLUSIVE RIGHT TO SELL

This agreement is entered into this _____ day of _____, 20__ by and between _____, (Owner) and _____, (Broker). For and in consideration of Broker's services to be rendered in listing for sale and in undertaking to sell or find a purchaser for the property hereinafter described, the parties understand and agree that this is an exclusive listing to sell the real estate located at:_____.

The minimum selling price of the property shall be _____ dollars (\$), payable on the following terms:

Broker is authorized to accept and hold a deposit in the amount of _____ dollars (\$) as a deposit and to apply such deposit on the purchase price.

If said property is sold, traded or in any other way disposed of by Broker or by anyone else within the time specified in this listing, it is agreed to and understood that Broker shall receive from the sale or trade of said property as Broker's commission _____ percent (%) of the purchase price.

Should said property be sold or traded within _____ days after expiration of this listing agreement to a purchaser with whom Broker has been negotiating for the sale or trade of the property, then said commission shall be due and payable on demand.

Owner agrees to furnish a certificate of title showing a good and merchantable title of record, and further agrees to convey by good and sufficient warranty deed or guaranteed title on payment in full.

The listing contract shall continue until midnight of the _____ day of _____, 20__.

Owner

I accept this listing and agree to act promptly and diligently to procure a buyer for said property.

Broker