

SAMPLE SALES LISTING

Real Estate listing agreement

Robert A. Ciavarra

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Painstaking Property Management * Cape Cod Commercial Real Estate

Location:

Sale price:

The undersigned Owner, acting as a duly authorized agent or officer, hereby grants to Broker the sole and exclusive right to sell any and all portions of the portfolio consisting of:

This Agreement shall start when executed and terminate when either party gives 30 days written notice to the other. Upon termination by either party the Broker shall promptly provide Owner with a written list of all prospects. The Owner agrees to pay commission, as detailed below, on all said prospects for any sale executed within 120 days of the listing termination date. The Owner shall promptly refer all inquiries and offers to the Broker and shall cooperate with the Broker in facilitating all sales. Owner, in its sole and absolute discretion, shall expressly reserve the right to approve or reject any proposal presented by Broker.

Broker agrees to co-broke equally a split fee to all licensed Salespersons and Brokers in Massachusetts.

A commission of 5% for any sale shall be paid at closing. Broker agrees to a 3% fee is sold without any cooperating Broker or Salespersons.

Broker: Robert A. Ciavarra

Date

Broker makes no representations with respect to the condition of any property including but not limited to structural, zoning opinion, mechanical, local, state, or federal code compliance. In all real estate transaction legal counsel should be engaged as well as other professionals. All statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice. Broker makes no guarantee, warranty or representation about the information contained within. Broker has no authority to bind any potential buyer or owner and neither owner or buyer has relied on any representation or statement which would imply such.