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CREEKVIEW REALTY

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RESIDENTIAL REAL ESTATE LISTING AGREEMENT Exclusive Right to Sell

Seller(s): _____ Day Ph: _____

Address: _____ Eve Ph: _____

City, State, Zip _____ Cell Ph: _____

Email: _____ Fax: _____

1) Seller instructs Creekview Realty (hereinafter referred to as "Broker") as sole and exclusive agent with exclusive right to sell property identified below and list in the Multiple Listing Service (MLS) and MLS websites.

2) Property Address _____

City _____ County: _____ State: _____ Zip: _____

3) Listing Price

Seller instructs Broker to market the Property for the gross sales price of \$ _____ (listing price). Seller may change the list price at any time by written instruction by fax or email to Broker.

4) Listing Term

This listing begins on _____ and ends at 11:59 pm, 6 months thereafter on the same number day of the month. If that number day does not exist (i.e. February 30), then listing ends the last day of that month. Seller may cancel this listing at any time upon written notice; however, all Broker's fees are non-refundable.

5) Broker's Fee

\$600 Flat Fee Listing. Broker will authorize other Realtors to show property to buyers, and give consent to Buyer's Agents to communicate with Seller.

\$1400 Flat Fee Listing with Full Representation. Broker will represent and advise Seller in all contract and repair negotiations and complete all necessary documentation.

Either above fee is considered earned by Broker regardless of who ultimately procures a buyer for the property, and is payable upon execution of this agreement. In addition, Seller agrees to pay a 3% Buyer's Agent commission to any agent who procures a Buyer who closes a transaction. Seller is aware that all commission rates are negotiable with listing Broker only prior to property being entered in MLS. Broker will forward all buyer inquiries directly to seller, and seller will screen buyers and show property. Broker will not receive the 3% buyer agent commission.

6) Access to Property and Seller contact information in MLS

Broker will supply an Electronic Realtor Keybox for the property as (where available). Keybox is the property of Broker, and Seller agrees to return keybox to Broker within 10 days after closing or expiration of listing.

Seller will place a combination keybox on the property. Keybox combination is _____

Seller does not want to use a keybox.

Showing instructions:

Show anytime (requires keybox). Seller notified of showings. Best for vacant homes.

Appointment anytime - Seller gets at least 60 min advance notice (requires keybox). Best for occupied homes.

Confirmed appointment - Requires Seller to be contacted to confirm. Not recommended - gets fewer showings.

For agents to call for showings when NOT using ShowingTime: _____

For ShowingTime to contact to inform of showings: _____

For all agent questions, disclosures, offers, etc: _____

Preferred method(s) of contact for showings: Text Phone Email

7) Multiple Listing Service (MLS) Rules and Regulations

Broker is licensed by the State of Texas, and is a member of MLS, and subject to MLS rules, regulations, and information reporting requirements as well as subject to serious penalties for noncompliance. Seller agrees to assist Broker in complying with all such rules, regulations, and reporting requirements by:

- a) Notifying Broker within 24 hours, regardless of weekends, Sundays and Holidays, upon entering into a contract for sale the property, and upon closing the transaction. Notification by email is recommended to give Seller a record that Broker was notified.
- b) Entering Broker's name as Listing Agent on any contract and all applicable paperwork submitted to the title company or escrow agent, whether or not Broker is due a commission.
- c) Supplying Broker with a complete copy of any contract entered into within 24 hours, which includes the name and telephone number of the agent representing the buyer, the name and telephone number of the title company selected to handle the closing, the date the contract was entered into, and the anticipated closing date.
- d) Supplying Broker with a copy of the Settlement Statement from the title company within 24 hours after closing.

Seller hereby authorizes the title company handling the closing of the property to provide Listing Agent and/or Broker a complete copy of the Settlement Statement / Closing Disclosure Form upon closing.

Seller agrees to pay all MLS penalties, fines, and any other costs that Broker may incur as a result of Seller's noncompliance with this paragraph, including but not limited to, a fine of \$50 per day that information is not reported within MLS deadlines, plus \$50 to \$100 per violation. Notwithstanding when any fine is actually imposed by MLS as a result of Seller's noncompliance, Seller agrees to pay Broker a minimum of \$50 per day beginning with the 3rd calendar day after a contract is entered into or closed, but not reported to Broker.

8) Agency Relationship and Intermediary Status

Broker will exclusively represent Seller in the sale of the Property. However, Seller desires Broker to show the Property to interested prospective buyers that Broker represents. If a prospective buyer that Broker represents wishes to purchase the Property, Seller authorizes Broker to act as an intermediary with no appointments. Broker will not appoint specific associates to either Seller or the prospective buyer. Any associate(s) servicing the parties will act solely as Broker's intermediary representative(s). The associate(s) may facilitate the transaction for the parties but will not render opinions or advice during negotiations to either party.

NOTICE: If Broker acts as an intermediary under this paragraph, Broker and any of Broker's associates:

- may not disclose to the prospective buyer that Seller will accept a price less than the asking price unless otherwise instructed in a separate writing by Seller;
- may not disclose to Seller that the prospective buyer will pay a price greater than the price submitted in a written offer to Seller unless otherwise instructed in a separate writing by the prospective buyer;
- may not disclose any confidential information or any information Seller or the prospective buyer specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose the information by the Real Estate License Act or a court order or if the information materially relates to the condition of the property;
- shall treat all parties to the transaction honestly and comply with the Real Estate License Act

If Seller does not wish Broker to show the Property to prospective buyers that Broker represents, Seller shall notify broker as such in writing.

9) Seller representations

- Seller has fee simple title to and peaceable possession of the Property and all its improvements and fixtures, unless rented, and the legal capacity to convey the Property;
- Seller is not bound by a listing agreement with another broker for the sale, exchange or lease of the Property that is or will be in effect during this Listing;
- no person or entity has any right to purchase, lease, or acquire the Property by an option, right of refusal, or other agreement
- there are no delinquencies or defaults under any deed of trust, mortgage, or other encumbrance on the Property;
- the Property is not subject to the jurisdiction of any court
- all information relating to the Property Seller provides to Broker is true and correct to the best of Seller's knowledge.
- when not using ShowingTime and receiving calls from agents to schedule showings, Seller agrees to make best effort to answer all calls directly. If calls cannot be answered directly, calls shall be answered by voicemail/ answering device. Seller agrees to return all calls within 2 hours. Any outgoing messages on Seller's voicemail/ answering device shall be professional.

10) Limitation of Liability

Broker is not responsible or liable in any manner for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not caused by Broker's negligence, including any damage or loss associated with the use of a keybox. Seller agrees to indemnify, defend, and hold Broker harmless from any damages, costs, attorneys' fees, and expenses that are caused by Seller's failure to disclose any material or relevant information about the Property, and by Seller giving incorrect information to Broker or any other person. In the event of a buyer's agent/broker filing suit or arbitration, seller agrees to pay any costs of defense and judgment or award of the amount of the commission found to be owed to the agent.

11) Miscellaneous Provisions

Default: If Seller is in default of any section of this agreement, Broker may cancel this listing and Seller will not be entitled to a refund.

Marketing: In addition to MLS listing, Seller authorizes Broker to market property in any ways Broker deems appropriate, including but not limited to internet postings and placing a "for sale" sign on the property.

Attorneys' Fees: If Seller or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this Listing or any transaction related to or contemplated by this Listing, such party will be entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorneys' fees.

Entire Agreement: This Listing is the entire agreement of the parties and may not be changed except by written agreement

Governing Law: Texas law governs the interpretation, validity, performance, and enforcement of this Listing

Broker cannot give legal advice. Read this listing carefully. If you do not understand the effect of this Listing, consult an attorney before signing.

By: _____
John Prell, Broker Lic. #0493630 Seller Signature Date

Print Name _____