

AGREEMENT FOR EXCLUSIVE RIGHT TO SELL

Date: _____

THIS AGREEMENT concerns the following property:

Street Address: _____

Description: _____

Tax Id. _____ Book: _____ Page: _____ (if Registered) Cert. Num.: _____

County: _____ LISTING PRICE: \$ _____

In consideration of the mutual covenants and agreements herein contained, the undersigned Seller hereby gives to the undersigned Broker the sole and exclusive right to sell the said property for the price and on the terms and conditions herein set forth.

1. The Broker agrees to use reasonable efforts to procure a ready, willing, and able Buyer of the property in accordance with the price, terms, and conditions of this Agreement.
2. The Broker is granted the sole authority to: (Check if applicable)
 - Advertise the property;
 - Post "For Sale" signs on the property;
 - Offer compensation to buyer agents in the following amount: _____ and/or
note: Regardless of how compensated, buyer agents represent the interest of buyers, not sellers.
 - Cooperate and compensate Subagents in the following amount: _____.
note: Subagents represent the interest of sellers, however, as agents of the seller, the seller may be held vicariously liable for the acts of the Subagents.
 Vicarious liability is the potential for a seller to be held liable for a misrepresentation or an act or omission of the subagent, and in checking the box above and initialing below, the seller authorizes the Broker to offer subagency to brokers and salespersons affiliated with other firms. Initials: _____
 - Cooperate and compensate non-agent Facilitators in the following amount: _____
3. The Seller agrees:
 - a. To refer all inquiries and offers for the purchase of said property to the Broker;
 - b. To cooperate with the Broker in every reasonable way;
 - c. To pay the Broker a fee for professional services of _____ if:
 1. A Buyer is procured ready, willing, and able to buy said property, or any part thereof, in accordance with the price, terms and conditions of this Agreement, or such other price, terms and conditions as shall be acceptable to the Seller, whether or not the transaction proceeds; or
 2. The said property, or any part thereof, is sold through the efforts of anyone including the Seller; or
 3. The said property, or any part thereof, is sold within _____ days after the term of this Agreement to anyone who was introduced to the said property through the efforts of the Broker or his agents prior to the expiration of said term. However, no fee will be payable under this clause if the said property is sold after said term with the participation of a licensed broker to whom the Seller is obligated to pay a fee under the terms of a subsequent written exclusive listing agreement.

o n c e a n o f f e r h a s b e e n a c c e p t e d i n w r i t i n g a n d a t r a n s a c t i o n i s p e n d i n g , t h e B r o k e r s h a l l h a v e n o o b l i g a t i o n t o _____ m a r k e t t h e p r o p e r t y o r p r e s e n t f u r t h e r o f f e r s t o t h e s e l l e r u n l e s s o t h e r w i s e a g r e e d i n w r i t i n g .

4. The Seller understands and agrees that the property will be marketed in compliance with all applicable fair housing laws.
5. The period of this Agreement shall be from _____, 20____, to and including _____, 20____.
Time is of the essence hereof.

6. In order to introduce other brokers to the property and solicit their assistance in procuring a buyer, the Broker may arrange to have this listing distributed through any multiple listing service ("MLS") to which the Broker has access. Any data regarding the property submitted by the Broker to an MLS shall be verified by the Seller. Such data, together with any other information provided to or obtained by the Broker with respect to the property, may be disclosed to prospective buyers and other brokers and may be included in all listings, comparable books and other materials distributed by the MLS either before or after the term of this listing or the sale of the property. The Seller expressly authorizes the Broker to advertise the property in the MLS and offer compensation to other firms as detailed in Paragraph 2.
7. _____ By initializing, the Broker is further authorized to place a lock box on the property in order to facilitate entry by cooperating brokers and others authorized to examine the property.
8. The Seller hereby acknowledges receipt of the Massachusetts Mandatory Consumer Licensee Disclosure Form. The Broker has explained the firm's policy regarding agency relationships. If the Broker seeks consent to Dual Agency or Designated Agency, such consent must be obtained in writing

9. Offer Disclosure: Seller hereby authorizes the Broker named herein as follow:

_____ The Broker may not disclose the existence of any Offer(s) to Purchase received by the Seller nor the terms of any Offer received; price, contingencies, dates for performance, etc., to any potential buyer(s) or real estate licensee(s) and shall treat all such information as confidential.

_____ The Broker may disclose the existence of any Offer(s) to Purchase received by the Seller to any potential buyer(s) and/or real estate licensee(s), and whether any such Offer was procured by the listing Broker or that of another licensed broker but shall not disclose the terms of any Offer received; price, contingencies, dates for performance, etc, and shall treat such terms as confidential.

_____ The Broker may disclose the existence of any Offer(s) to Purchase received by the Seller to any potential buyer(s) and/or real estate licensee(s), whether such Offer was procured by the listing Broker or that of another licensed broker and may further disclose the terms of any Offer; price, contingencies, dates for performance, etc, to any potential buyer(s) or real estate licensee(s).

- 10. WARNING: It is unlawful in Massachusetts to secretly listen to or record an oral communication through the use of a device of any kind. Violators can be fined, imprisoned and sued for damages. While video surveillance equipment which does not transmit or record sound is not specifically prohibited, the secret use of such equipment may violate a Massachusetts law giving all persons a right to privacy. Whenever a showing, open house or other inspection of a property is conducted, any recorder, surveillance equipment**

or similar device should be turned off unless visitors are clearly made aware, through the use of conspicuous signage or otherwise, that the device is in use.

Additional terms and conditions:

IN WITNESS WHEREOF, the Seller and the Broker have hereunto set their hands and seals as of the ____ day of _____, 20_____.

Broker: _____

Seller: _____

By: _____

Seller (or spouse): _____

Its: _____
Title (duly-authorized)

When entering into a listing agreement, REALTORS® must advise potential clients of:

1. The REALTOR®'s company policies regarding cooperation and the amount(s) of compensation that will be offered to cooperating agents;
2. The fact that buyer's agents or brokers, even if compensated by the listing broker, represent the interests of the buyer; and
3. Any potential for the listing brokers to act as disclosed dual agents.