Exclusive listing contract.

(This Form is Not to Be Used for Single Dwelling or Cottage Not a Resort)

This agreement is made by and between ....., as Broker and ....., as Seller.

The Seller gives Broker the sole and exclusive right to procure a purchaser for the following described property:

TRADE NAME: ..... TYPE OF BUSINESS:

ADDRESS: .....*(Street or Route)(City or Town) (County)(State)*

PHONE No.: ..... OCCUPANTS:

LEGAL DESCRIPTION: .... for ..... Dollars, ($.....), subject to adjustment for accrued interest, prepaid insurance, rents and current taxes as of time of closing:

On the following terms: ....

If a sale or exchange is made or a purchaser procured by the Broker, by the undersigned Seller, or by any other person, at the price and upon the terms specified, or at any other terms and price accepted by the undersigned Seller, during the term of this contract, or if sold or exchanged within 12 months after the termination of same to anyone with whom the Broker negotiated during the term of this contract and whose name the Broker has submitted to Seller in writing prior to the expiration date of this contract, the Seller agrees to pay Broker a commission of ..... percent (_____%) of the sale price.

The Seller agrees to furnish either a full and complete abstract of title by a responsible abstract company, extended to date, showing marketable title in the Seller, at the time of sale, or an owner's policy of title insurance, and will convey title by good and sufficient warranty deed, free and clear of all liens and encumbrances excepting: Municipal and Zoning Ordinances and Recorded Easements for Public Utilities: Recorded Building Restrictions: and/or ....

All deposits delivered to Broker shall be retained by Broker in an authorized trust account. If forfeited by the Buyer, the money shall first pay for cash advancements made by Broker; one-half the balance, but not in excess of the commission agreed upon, shall belong to Broker. The balance shall belong to the Seller.

STRIKE OUT THOSE NOT INCLUDED: Included in the purchase price are such of the following items as may now be on the premises, which will be delivered free and clear of encumbrance: all garden bulbs, plants, shrubs and trees; screen doors and windows; storm doors and windows; electric lighting fixtures, window shades, curtain rods and venetian blinds; bathroom accessory fixtures, central heating units and attached equipment; water heaters; linoleum cemented to floor; carpeting in living room, dining room, hallways and stairs; awnings; water pumps and accessories; sump pumps; piers and boat docks; boat hoists and accessories; outdoor television towers and antennae; outdoor radio antennae; also .... except

The Seller warrants and represents:

1. That Seller has no notice or knowledge of any planned public improvements which may result in special assessments except:

....

2. That no governmental agency has served any notice on Seller requiring repairs, alterations or correction of any existing conditions, except .... (If none, so state.)

3. ....

In consideration for the Seller's agreement as set forth above the Broker agrees to list and use reasonable efforts to procure a purchaser for the property described. This listing contract shall be effective from ....., ... Dollars, ($.....), 19__, and this listing contract shall expire on ....., 19__.

This agreement is accepted by the undersigned on this ....., 19__.

.....*(Broker)* .....*(Seller)*

.....*(Seller)*

By .....

Address .....

Telephone .....

THE FOLLOWING DATA AND INFORMATION ARE NOT A PART OF THE CONTRACT ON THE REVERSE SIDE AND ARE INFORMATION FOR BROKER'S USE.

LAND

LOCATION ..... FT. OF HWY. FRTG .....

TWO LANE ..... FOUR LANE ..... SIX LANE ..... EIGHT LANE .....

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..... for ..... Dollars, ($....), subject to adjustment for accrued interest, prepaid insurance, rents and current taxes as of time of closing:

On the following terms: .....

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.....(Seller) .....(Seller)

By .....

Address .....

Telephone THE FOLLOWING DATA AND INFORMATION ARE NOT A PART OF THE CONTRACT ON THE REVERSE SIDE AND ARE INFORMATION FOR BROKER'S USE LAND

LOCATION ..... FT. OF HWY. FRTG..... TWO LANE ..... FOUR LANE ..... SIX LANE..... EIGHT LANE

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