



EXCLUSIVE AUTHORIZATION AND RIGHT TO SELL, EXCHANGE, OR LEASE BROKERAGE LISTING AGREEMENT (ER)



This is intended to be a legally binding contract. No Representation is made as to the legal or tax consequences of this contract. If you desire legal or tax advice, consult your attorney or tax advisor.

1 **1. EXCLUSIVE RIGHT TO SELL:**

2 I/We, _____ (“Seller”)
3 hereby employs and grants _____ (Company Name, herein after
4 “Broker”) the exclusive and irrevocable right, commencing on _____, and expires at 11:59 p.m. Pacific
5 Time on _____, to sell, lease or exchange the Real Property located in the City of _____,
6 County of _____, Nevada, APN#: _____ commonly known as:
7 _____ (“the Property”).
8

9 **2. TERMS OF SALE:** The listing price shall be \$ _____, with a suggested amount of an
10 Earnest Money Deposit (EMD) of \$ _____.

11
12 Terms available: Cash CONV FHA Lease VA Lease Option Owner Will Carry
13 Other: _____
14

15 (Note: If the Property is offered for lease, then the term “Seller” used in this Agreement includes “Landlord” as
16 applicable.)
17

18 Seller does -OR- does not authorize Broker to disclose the existence of multiple offers to purchase the
19 property to potential buyers. SELLER(S) INITIALS: _____ / _____ / _____ / _____
20

21 Seller does -OR- does not authorize Broker to disclose the offer(s), price and terms.
22 SELLER(S) INITIALS: _____ / _____ / _____ / _____
23

24 **3. PROPERTY OFFERED FOR SALE:** The listing price noted above includes the Property and all
25 improvements and fixtures permanently affixed and installed.

26
27 a. The following items of Personal Property are **included** in the above price and shall be conveyed
28 unencumbered in escrow by a valid bill of sale: _____
29 _____
30 _____
31

32 b. The following items of Personal Property are **excluded** from the above price and not included in the
33 sale: _____
34 _____
35

36 c. This property **Does Contain** -OR- **Does Not Contain** SMART technology which powers and or
37 automates, surveillance systems, security, environmental controls and home entertainment features but not limited
38 to, of the home. If the property so does contain SMART Technology seller will complete a SMART Home
39 Disclosure which is incorporated as part of this agreement and identifies the items seller intends to convey with
40 the sale. All Attached Fixtures must convey unless identified above.

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 d. This property **Does** **-OR- Does Not** include a solar power system (photovoltaic-PV). If this
2 property does include a solar power system, the Solar Addendum is hereby attached and made part of this
3 contract.

4 Seller identifies above items as included or excluded in offering of the Property for sale. Seller
5 understands that the purchase agreement takes precedence over any intention identified above and will ultimately
6 determine what items are included and excluded in the sale. Seller further understands it is their responsibility to
7 ensure the items not included in the sale are addressed in any counter offer to ensure buyers understanding of
8 sellers intent.

9 e. Leased or Liened Items: The following items are leased or subject to a lien in securing payment:

10 Alarm system Propane tank Water softener

11 Other(s) _____

12
13 Seller will provide to Buyer, as a part of the purchase agreement, copies of lease documents, or other documents
14 obligating Seller to pay for such leased or lien items.

15
16 **4. TITLE INSURANCE:** Seller agrees to provide Buyer with an owner's policy of title insurance in the amount
17 of the selling price.

18
19 **5. COMPENSATION TO BROKER:** Compensation is solely a matter of negotiation between Broker and Seller
20 and is not fixed, suggested, controlled or recommended by GLVAR, MLS or any other person not a party to this
21 Agreement. Seller agrees to pay Broker as compensation for services:

22
23 **IF A SALE:** _____ % of the gross selling price of the Property **AND** / **OR** \$ _____
24 (flat fee amount). Seller acknowledges that offers of cooperative compensation are between brokers and are not
25 negotiable between the Seller and Buyer.

26
27 **IF A LEASE:** _____ % of the total rental agreed to be paid by lessee
28 **AND** / **OR** \$ _____ (flat fee amount). Seller acknowledges that offers of cooperative compensation
29 are between brokers and are not negotiable between the Seller and Tenant.

30
31 **Compensation shall be due:**

32
33 a. if the Property is sold or leased by Broker, or through any other person including Seller, on the above
34 terms or any other price and terms acceptable to Seller during the above time period or any extension of said time
35 period;

36 b. if the Property is transferred, conveyed, leased, rented, or made unmarketable by a voluntary act of Seller
37 without the consent of Broker, during the time period or any extension of said time period;

38 c. if within _____ calendar days of the final termination, including extensions, of this Agreement, the
39 Property is sold, conveyed, or otherwise transferred to anyone with whom the Broker has had negotiations or to
40 whom the Property was shown prior to the final termination. This section (c) shall not apply if Seller enters into a
41 valid Brokerage Listing Agreement with another licensed real estate Broker after the final termination of this
42 Exclusive Brokerage Listing Agreement.

43 d. In the event of an exchange, permission is hereby given to the Broker to represent such parties as Broker
44 may deem appropriate and collect compensation from them provided that there is full disclosure to all parties. If
45 completion of sale is prevented by default of Seller, or the refusal of Seller to accept an offer in accordance with
46 the price and terms of this Agreement, then upon event, Broker is authorized to take any action reasonably necessary
47 to collect said commission. If completion of sale is prevented by a party to the transaction other than Seller, Broker
48 may collect its commission only if and when Seller collects damages by suit or otherwise, and then in an amount

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 not less than one-half of the damages recovered, but not to exceed the above compensation after first deducting title
2 expenses, escrow expenses and the expenses of collections if any.

3 e. Broker is authorized to cooperate and divide with other brokers the above compensation in any manner
4 acceptable to Broker. Seller hereby irrevocably assigns to Broker the funds and proceeds of Seller in escrow equal
5 to the above compensation. In the event any sum of money due under this Agreement remains unpaid for a period
6 of thirty (30) days, such sum shall bear interest at the rate of (_____) percent per annum from the due date
7 until paid.
8

9 **6. DEPOSIT:** Broker is authorized to accept on Seller's behalf a deposit to be applied toward purchase price or
10 lease. Said deposit shall be held by: (SELECT ONE) Escrow **-OR-** Broker **-OR-** Other _____.

11
12 **7. AGENCY RELATIONSHIP:**

13 a. Broker warrants that he holds a current, valid Nevada real estate license. Broker shall act as the agent of
14 the Seller and may also assign or designate a licensee of the Broker who shall act as the representative of the Seller
15 in any resulting transaction.

16 b. Depending upon the circumstances, it may be necessary or appropriate for the designated licensee to act
17 as agent for both Seller and Buyer, exchange parties, or one or more additional parties. If applicable, Broker and
18 the designated licensee shall disclose to Seller any election to act as an agent representing more than one party and
19 obtain the written Consent To Act Form signed by all parties to the transaction.

20 c. Broker may also have licensees in its company who are agents of the Buyer who may show and negotiate
21 an offer to purchase Seller's Property. In this event, the licensees who represent the Buyer will only represent the
22 Buyer in the transaction with all duties owed to the Buyer and not the Seller. This, therefore, does not require a
23 Consent To Act Form.
24

25 **8. REQUIRED DISCLOSURES:**

26 a. Unless exempt under NRS chapter 113, Seller shall truthfully complete and sign a Seller's Real Property
27 Disclosure Statement concerning the condition of the Property. Seller shall update the Seller's Real Property
28 Disclosure as necessary.

29 b. If the Property is or has been the subject of a construction defect claim, whether litigated or not, Seller
30 shall provide the disclosure required by NRS 40.688.

31 c. If the Property was built prior to 1978, Seller shall complete the Disclosure of Information on Lead-
32 Based Paint Hazards in accordance with Federal Regulations.

33 d. Seller acknowledges receipt of the Residential Disclosure Guide:

34 **SELLER(S) INITIALS:** _____ / _____ / _____ / _____
35

36 **9. INDEMNIFICATION:** Seller agrees to save, defend, and hold Broker, GLVAR, and the MLS harmless from
37 all claims, disputes, litigation, and/or judgments arising from (i) any misrepresentation, breach of warranty or breach
38 of a promise by Seller in this Listing Agreement (ii) any incorrect information supplied by Seller, (iii) any facts
39 concerning the Property not disclosed by Seller, including any facts known to Seller relating to adverse conditions
40 or latent defects, (iv) the use of a keybox, or (v) any injury or damage to persons or property in connection with the
41 marketing or showing of the Property. This indemnification shall survive Broker's performance and any transfer of
42 title.
43

44 **10. FAIR HOUSING:** Broker shall offer the Property for sale or lease without regard to race, color, religion, sex,
45 national origin, age, gender identity or expression, familial status, sexual orientation, ancestry, or handicap and any
46 other current requirements of federal or state fair housing laws.
47
48

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 **11. COMMON INTEREST COMMUNITY:** The Property **is** -OR- **is not** located within a Common Interest
2 Community (CIC). If yes, please complete the following:
3

4 Name of CIC(s): _____
5 Telephone: _____ Dues: \$ _____ payable **monthly** -OR- **quarterly**
6 Seller **is** -OR- **is not** current on all dues and assessments.
7

8 Name of CIC(s): _____
9 Telephone: _____ Dues: \$ _____ payable **monthly** -OR- **quarterly**
10 Seller **is** -OR- **is not** current on all dues and assessments.
11

12 Name of CIC(s): _____
13 Telephone: _____ Dues: \$ _____ payable **monthly** -OR- **quarterly**
14 Seller **is** -OR- **is not** current on all dues and assessments.
15

16 If the Property is located within a CIC, Seller acknowledges and agrees to obtain (at Seller's own expense as
17 required by NRS 116.4109) and/or provide the information required by NRS 116.4109 and 116.41095 to Broker
18 for delivery to Buyer.
19

20 **12. SPECIAL ASSESSMENTS:** The Property **is** -OR- **is not** subject to special government assessments,
21 such as SID and LID. (For information please go to: www.amgnv.com)
22 If yes, please complete the following:
23

24 Balance remaining: \$ _____
25 Payment amount: \$ _____
26 Payment Due: select one (1) Monthly Quarterly Semi Annually Annually
27

28 **13. KEYBOX:** Seller **does** -OR- **does not** authorize Broker to install a keybox (**electronic**
29 **-OR- mechanical**) in connection with the showing of the Property. A mechanical keybox is a combination-type
30 box that can be opened by anyone who has access to the combination/code. The MLS requires that a valid working
31 code for a mechanical keybox be included in the listing for ease of showing. The code is a confidential field that is
32 not intended to be available to the public. Seller acknowledges that they have been advised that:
33

34 a. The purpose and function of the keybox is to permit access to the interior of the Property by all members
35 of GLVAR's MLS as well as any licensed professionals necessary to facilitate the sale of the Property;

36 b. Seller should safeguard Personal Property and valuables located within the Property;

37 c. It is not a requirement of the GLVAR's MLS for a Seller to allow the use of a keybox;

38 d. Where a tenant occupies the Property, the tenant's consent is also required, which shall be obtained by
39 the Seller or his/her Property Manager;

40 e. Seller **does** -OR- **does not** authorize Broker to issue "One Day Codes" to access the electronic
41 keybox installed on the property. A "One Day Code" is an electronic means to allow access to the keybox key
42 compartment. Broker shall only issue such codes to licensed professionals. Broker further agrees to use all
43 reasonable means to verify the identity of said licensed professionals.

44 f. Owner acknowledges that GLVAR, the MLS, Broker or its Listing Agent is not insuring owner or
45 occupant against theft, loss or vandalism resulting from such access. Owner is responsible for taking such steps as
46 may be necessary to secure and protect the Property during any time that a keybox is being used and obtaining
47 appropriate insurance.
48

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 **14. RENT/LEASE:** The Property is -OR- is not currently occupied by a Tenant.
2 The Property is -OR- is not subject to a management agreement with: (name of Property Manager and phone
3 number): _____ . Seller agrees to not rent or
4 lease the Property during the term of this Agreement without fourteen (14) days prior written notice to Broker.
5

6 **15. TAX WITHHOLDING:** Seller agrees to perform any act reasonably necessary to carry out the provisions of
7 the Foreign Investment in Real Property Tax Act (FIRPTA). If applicable (as designated in the Seller's Response
8 herein), Seller agrees to complete, sign, and deliver to ESCROW HOLDER a certificate indicating whether Seller
9 is a foreign person or a nonresident alien pursuant to the Foreign Investment in Real Property Tax Act (FIRPTA).
10 A foreign person is a nonresident alien individual; a foreign corporation not treated as a domestic corporation; or a
11 foreign partnership, trust or estate. A resident alien is not considered a foreign person under FIRPTA. Additional
12 information for determining status may be found at www.irs.gov. Seller understands that if Seller is a foreign person
13 then the Buyer must withhold a tax in an amount to be determined by ESCROW HOLDER in accordance with
14 FIRPTA, unless an exemption applies. Seller agrees to sign and deliver to the ESCROW HOLDER the necessary
15 documents, to be provided by the ESCROW HOLDER, to determine if withholding is required (see 26 USC Section
16 1445).

17
18 **FIRPTA DECLARATION:** Seller declares that he/she
19 is not -OR-
20 is a foreign person therefore subjecting this transaction to FIRPTA withholding.

21 **SELLER(S) INITIALS:** _____ / _____ / _____ / _____
22

23 **16. MEDIATION:** The Broker and Seller agree to negotiate in good faith in an effort to resolve any dispute related
24 to this Listing Agreement that may arise between the parties. If the dispute cannot be resolved by negotiation, the
25 dispute will be submitted to a mediator agreed to by the parties. Mediation fees, if any, shall be divided equally
26 among the parties involved. By initialing below, the parties confirm that they have read and understand this section
27 and voluntarily agree to the provisions thereof.

28 **SELLER(S) INITIALS:** _____ / _____ / _____ / _____ **BROKERS INITIALS:** _____ / _____
29

30 **17. MULTIPLE LISTING SERVICE (MLS):** Broker is a participant of THE GREATER LAS VEGAS
31 ASSOCIATION OF REALTORS® (GLVAR) Multiple Listing Service (MLS), and listing information about the
32 Property will be provided to the MLS to be published and disseminated to its Participants and Subscribers in
33 accordance with its Rules and Regulations and Sections 18, 19, 20 and 22 herein, unless Seller selects the Office
34 Exclusive option in Section 21 and signs the Office Exclusive Form. Broker is authorized to cooperate with other
35 real estate Brokers, and to report the sale, its price, terms and financing for the publication, dissemination
36 information and use by authorized Association members, MLS Participants and Subscribers.
37

38 **18. MARKETING AND ADVERTISING:** Seller acknowledges that, unless Seller signs photo exclusion,
39 photographs of the Property may be taken for publication in the MLS computer system. Subject to Section 20,
40 Seller agrees that the Property may be advertised in any and all formats of media including but not limited to
41 electronic and print advertising. Should Seller provide photographs of the Property, Seller warrants and represents
42 that Seller has the ownership rights to said photographs and by providing said photographs irrevocably assigns any
43 and all ownership rights to the Broker. Seller further acknowledges that once images are placed on the Internet,
44 neither the Broker nor the Seller have control over who can view such images and what use viewers may make of
45 the images or how long such images may remain on the internet.
46

47 Seller acknowledges that prospective buyers and/or other persons coming on to the property may take photographs,
48 video and/or other images of the property. Seller understands that Broker does not have the ability to control or

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 block the taking of and use of images by such persons. Once the images are taken and or put into electronic display
2 on the Internet or otherwise published neither the Broker nor the Seller has control over how such images are used.
3

4 Seller **does -OR-** **does not** authorize Broker to commence public marketing and advertising activities.

5 SELLER(S) INITIALS: _____ / _____ / _____ / _____
6

7 **19. SIGN:** Seller **does -OR-** **does not** authorize Broker to install a FOR SALE/LEASE sign on the Property.
8 (Seller may only authorize a sign if Seller has authorized marketing/advertising in Section 18.)
9

10 **20. SELLER OPT OUTS:** Seller further understands and acknowledges that MLS will disseminate the Property's
11 listing information to those MLS brokers and agents (and/or their web vendors) who operate Internet sites, as well
12 as other online providers, and that such sites are generally available to the public. Some, but not all, of these websites
13 may include a commentary section where consumers may include reviews and comments about the Property in
14 immediate conjunction with the listing (blogging), or provide a link to the comments. In addition, some, but not all,
15 of these websites may display an automated estimate of the market value of the Property in immediate conjunction
16 with the listing, or provide a link to the estimate. Seller can instruct Broker to have the MLS not display the property
17 on the Internet. Seller also can instruct the MLS to not display the Property address on the Internet. Seller
18 understands that these opt outs would mean consumers searching for listings on the Internet may not see the Property
19 or the Property's address in response to their search.
20

21 Seller may opt-out of any of the following features by initialing the appropriate space(s) below:
22

23 a. _____ / _____ / _____ / _____ I/we have advised the Broker that I/we **DO NOT** want a
24 **commentary section** displayed or linked to the listed Property (the site operator may indicate that the
25 feature was disabled at the request of the seller).
26

27 b. _____ / _____ / _____ / _____ I/we have advised the Broker that I/we **DO NOT** want an **automated**
28 **estimate of value** displayed or linked to the listed Property (the site operator may indicate that the feature
29 was disabled at the request of the seller). *Please note that this automated estimate of value restriction
30 applies to VOW offices only. Virtual Office Websites ("VOWs") are Internet sites operated by MLS
31 Participant Brokers through which they establish relationships and work with clients and customers in
32 cyberspace in ways similar to how real estate professionals interact with clients and customers in a "brick
33 and mortar" environment. This restriction does not apply to automated estimates of value created by non-
34 MLS Participant websites.
35

36 —OR—

37 c. _____ / _____ / _____ / _____ Seller does **NOT** opt out of any of the above.
38

39 **21. OFFICE EXCLUSIVE:** Seller does not authorize Broker to disseminate listing information about the Property
40 via GLVAR MLS, however Seller acknowledges and agrees that Broker will file the fully executed Office Exclusive
41 Form with GLVAR MLS in accordance with GLVAR MLS Rules and Regulations. Further, Seller acknowledges
42 and agrees that if there is any Public Marketing of an Office Exclusive listing, then Broker must submit the listing
43 to GLVAR MLS for dissemination to its participants within one (1) business day of the Public Marketing. Public
44 Marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing
45 websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts),
46 multi-brokerage listing sharing networks, and applications available to the general public.

47 Seller **does -OR-** **does NOT** select an Office Exclusive listing. (Seller may not select this option if Seller has
48 authorized marketing/advertising in Section 18.)

49 SELLER(S) INITIALS: _____ / _____ / _____ / _____

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1
2 **22. USE OF LISTING CONTENT:** Seller acknowledges and agrees that all photographs, images, graphics, video
3 recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other
4 copyrightable elements relating to the Property provided by Seller to Broker or Broker's agent (the "Broker Listing
5 Content") and any changes thereto, may be filed with MLS, included in compilations of listings, and otherwise
6 distributed, publicly displayed and reproduced in any medium. Seller hereby grants to Broker a non-exclusive,
7 irrevocable, worldwide, royalty-free license to use, sublicense through multiple tiers, publish, display, and
8 reproduce the Broker Listing Content, to prepare derivative works of the Broker Listing Content, and to distribute
9 the Broker Listing Content or any derivative works thereof in any medium. This non-exclusive license shall survive
10 the termination of this Agreement for any reason whatever. Seller represents and warrants to Broker that the Broker
11 Listing Content, and the license granted to Broker for the Broker Listing Content, do not violate or infringe upon
12 the rights, including any copyright rights, of any person or entity. Seller acknowledges and agrees that as between
13 Seller and Broker, all Broker Listing Content is owned exclusively by Broker, and Seller has no right, title or interest
14 in or to any Broker Listing Content.

15
16 **23. NEVADA LAW:** This Agreement is executed and intended to be performed in the State of Nevada, and the
17 laws of Nevada shall govern its interpretation and effect. The parties agree that the State of Nevada, and the county
18 in which the Property is located, is the appropriate judicial forum for any litigation, related to this Agreement.
19

20 **24. ENTIRE CONTRACT:** All prior negotiations and agreements between the parties are incorporated in this
21 Agreement, which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and
22 exclusive expression of their agreement with respect to its subject matter and may not be contradicted by evidence
23 of any prior agreement or contemporaneous oral agreement. This Agreement and any supplement, addendum, or
24 modification, including any photocopy or facsimile, may be executed in two or more counterparts, all of which shall
25 constitute one and the same writing. The terms of this Agreement may not be amended, modified or altered except
26 through a written agreement signed by all of the parties hereto. **The parties agree that an MLS Change Order
27 signed by Broker and Seller shall act as a valid written addendum to this Agreement.**
28

29 **25. PARTIAL INVALIDITY:** In the event that any provision of this Agreement shall be held to be invalid or
30 unenforceable, such ruling shall not affect the validity or enforceability of the remainder of the Agreement in any
31 respect whatsoever.
32

33 **26. ATTORNEY'S FEES:** In the event suit is brought by either party to enforce this Agreement, the prevailing
34 party is entitled to court costs and reasonable attorney's fees. If Broker hires an attorney to enforce the collection
35 of any commission payable pursuant to this Listing Agreement and is successful in collecting some or all of such
36 commission without commencing any action or proceeding, Seller agrees to pay such broker's reasonable attorneys'
37 fees and costs and Seller agrees to pay interest at the legal rate on all compensation and other amounts owned or
38 due to Broker from the time due until paid in full.
39

40 **27. DAMAGES CAP** Notwithstanding any provision to the contrary contained in this Agreement, if Broker shall
41 be liable to Seller for any matter arising from this Agreement, whether based upon an action or claim in contract,
42 warranty, equity, negligence, intended conduct or otherwise (including any action or claim arising from an act or
43 omission, negligent or otherwise, of the liable party) the maximum aggregate liability of Broker to Seller under
44 this agreement shall not exceed the aggregate commission amount that has been paid by Seller to Broker.
45

46 **28. WARRANTY OF OWNERSHIP:** Seller warrants that Seller is the sole owner of the Property or has the
47 authority to execute this Agreement. By signing below Seller acknowledges that Seller has read and understands
48 this Agreement and agrees to the terms thereof.
49

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 **29. FORECLOSURE:** Seller understands that failure to make loan payments may result in foreclosure of the
2 Property by a mortgage holder and/or lien holder. Information regarding the foreclosure or litigation status of a
3 property is available from the County Recorder where the Property is located. Seller represents that at the time of
4 this listing (complete parts a and b):

5 a. A Notice of Default (Breach) and Election to Sell **has not –OR–** **has (date: _____)** been
6 recorded against the Property. **If a Notice of Default has not been recorded against the Property as of the date**
7 **of this Agreement, Seller agrees to notify Broker within five (5) business days of receipt of such a notice.**
8 Seller understands that the recording of a Notice of Default begins a statutory foreclosure period, which varies in
9 duration. At the end of the foreclosure period, the Property typically will be sold at a Trustee's Sale (foreclosure
10 sale) and Seller will lose all rights and interest in the Property.

11 b. Seller **has not –OR–** **has (date: _____)** been served with a Summons and Complaint
12 from Lender seeking to foreclose the property in court. The Parties understand that the filing and service of a
13 Summons and Complaint begins a judicial foreclosure process which varies in duration, and which may result in a
14 judgment against Seller. The judgment will typically be enforced through a foreclosure sale conducted by the Sheriff
15 for the county where the Property is located and Seller will lose all rights and interest in the Property.

16 c. Seller understands that if the Property is not sold to a buyer before a foreclosure sale of the Property,
17 Seller will lose all rights and interest in the Property. Seller understands that Broker cannot stop a foreclosure.
18 **SELLER(S) INITIALS:** _____ / _____ / _____ / _____
19

20 **30. SIGNATURES:** This Agreement may be signed by the parties manually or electronically (digitally) and on
21 more than one copy, which, when taken together, each signed copy shall be read as one complete form. Facsimile
22 signatures may be accepted as original.
23

24 **31. RECOMMENDATIONS:** If Broker recommends a builder, contractor, escrow company, title company, pest
25 control service, appraiser, lender, home inspection company or home warranty company or any other person or
26 entity to Seller for any purpose, said recommendation shall be independently investigated and evaluated by Seller,
27 who hereby acknowledges that any decision to enter into any contractual arrangement with any such person or entity
28 recommended by Broker will be based solely upon such independent investigation.
29

30 **32. DEFAULT:** If Seller materially breaches this Listing, Seller is in default and will be liable to Broker for the
31 amount of the Broker's fee specified in Section 5 and any other fees Broker is entitled to receive under this
32 Agreement. If a sales price is not determinable in the event of an exchange or breach of this Listing, the Listing
33 Price will be the sales price for purposes of computing Broker's fee. If Broker breaches this Agreement, Broker is
34 in default and Seller may exercise any remedy at law.
35

36 **33. BINDING EFFECT:** Seller's obligation to pay Broker an earned fee is binding upon Seller and Seller's heirs,
37 administrators, executors, successors and permitted assignees.
38

39 **34. JOINT AND SEVERAL:** All Sellers executing this Listing are jointly and severally liable for the performance
40 of all its terms.
41

42 **35. TIME OF ESSENCE:** Time is of the essence of this Agreement and each of its terms.
43

44 **36.** Seller hereby agrees that once an offer has been accepted the MLS Status shall be (choose one only):

45 Under Contract Show: The property may be shown even after an offer has been accepted.

46 Under Contract No Show: The property will not be shown once an offer has been accepted.

47 Determined by seller upon acceptance of the offer.
48

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

1 **37. 1031 EXCHANGE:** The Seller **does -OR-** **does not** intend to perform an IRC Section 1031 tax deferred
2 exchange. If yes, Broker is aware and acknowledges that Seller intends to perform an IRC Section 1031 tax
3 deferred exchange. Broker will cooperate in such an exchange and Seller agrees to hold Broker harmless from any
4 and all claims, costs, liabilities or delays in time resulting from such an exchange.
5

6 **ADDITIONAL TERMS:**
7
8
9
10

11 **THE PRE-PRINTED PORTION OF THIS AGREEMENT HAS BEEN APPROVED BY THE**
12 **GREATER LAS VEGAS ASSOCIATION OF REALTORS®. NO REPRESENTATION IS**
13 **MADE AS THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OR THE TAX**
14 **CONSEQUENCES THEREOF. FOR LEGAL OR TAX ADVICE, CONSULT YOUR**
15 **ATTORNEY OR TAX ADVISOR.**
16

17 **By signing below, Seller consents to receive transmissions sent from Broker to the e-mail address(es) set**
18 **forth. Seller agrees to keep Broker advised of his/her address and telephone number (or a number where**
19 **they may be reached within 24 hours) at all times during the term of this Agreement.**
20

21 **SELLER:**
22

23 Date _____ Time _____ AM PM
24

25 Seller's Signature _____ Printed Name: _____
26

27 Phone _____ E-Mail _____ Address _____
28
29

30 Date _____ Time _____ . _____ AM PM
31

32 Seller's Signature _____ Printed Name: _____
33

34 Phone _____ E-Mail _____ Address _____
35

36 Date _____ Time _____ . _____ AM PM
37

38 Seller's Signature _____ Printed Name: _____
39

40 Phone _____ E-Mail _____ Address _____
41

42 Date _____ Time _____ . _____ AM PM
43

44 Seller's Signature _____ Printed Name: _____
45

46 Phone _____ E-Mail _____ Address _____
47

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____

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BROKER:

Company _____

Address _____ City _____ State _____ Zip _____

Phone _____ E-Mail _____

Designated Licensee Signature _____ License No. _____

Printed Name: _____ Licensee's Phone: _____

Broker's Signature _____ License No. _____

Printed Name: _____ Date _____ Time: _____ AM PM

AN EXCLUSIVE BROKERAGE AGREEMENT MUST BE SIGNED BY THE BROKER TO BE VALID

SAMPLE

Seller acknowledges that he/she has read, understood, and agreed to each and every provision of this page.

SELLER(S) INITIALS: _____ / _____ / _____ / _____



WHAT EVERYONE SHOULD KNOW ABOUT EQUAL OPPORTUNITY IN HOUSING



The sale and purchase of a home is one of the most significant events that any person will experience in their lifetime. It is more than the simple purchase of housing, for it includes the hopes, dreams, aspirations, and economic destiny of those involved.

THE LAW - Civil Rights Act of 1866

The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act

Title III of the Americans with Disabilities Act prohibits discrimination against the disabled in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws

State and Local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

THE RESPONSIBILITIES

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

For the Home Seller

You should know that as a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental, because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental, deny that housing is available or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker

You have the right to expect that housing will be available to you without discrimination or other limitation based on race, color, religion, sex, handicap, familial status, or national origin.

This includes the right to expect:

- housing in your price range made available to you without discrimination
- equal professional service
- the opportunity to consider a broad range of housing choices
- no discriminatory limitations on communities or locations of housing
- no discrimination in the financing, appraising or insuring of housing
- reasonable accommodations in rules, practices and procedures for persons with disabilities
- non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- to be free from harassment or intimidation for exercising your fair housing rights.

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Seller(s) Initials

FOR THE Real Estate Professional

As a home seller or home seeker, you should know that the term REALTOR® identifies a licensed professional in real estate who is a member of the NATIONAL ASSOCIATION OF REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are can identify themselves as REALTOR®. They conduct their business and activities in accordance with a strict Code of Ethics. As agents in a real estate transaction, licensed brokers or salespersons are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

DEED AND PROPERTY COVENANTS OR RESTRICTIONS OF RECORD

During the history of our country, some persons have placed restrictions on property based on race, color, religion, sex, handicap, familial status, or national origin. Generally, these restrictions are void and unenforceable, with limited exceptions for particular types of religious housing and housing for older persons. The publication of these void restrictions may convey a message that the restrictions continue to be valid. Any time a sales associate or broker is asked to provide a copy of the covenants or restrictions of record relating to the use of a property the following message should be included:

These documents may contain restrictions or covenants based on race, color, religion, sex, handicap, familial status, or national origin.

Such restrictions or covenants generally are void and unenforceable as violations of fair housing laws.

Be assured that all property is marketed and made available without discrimination based on race, color, religion, sex, handicap, familial status, or national origin. Should you have any questions regarding such restrictions, please contact your attorney.

THE EQUAL OPPORTUNITY PROGRAM

The NATIONAL ASSOCIATION OF REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people.

The Code of Ethics

Article 10 of the NATIONAL ASSOCIATION OF REALTORS® Code of Ethics requires that "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

Fair Housing Partnership

The Fair Housing Partnership negotiated with the U.S. Department of Housing and Urban Development (HUD) outlines a program of voluntary compliance. REALTORS® voluntarily participate in activities and program to acquaint the community with the availability of equal housing opportunity, to establish office procedures to ensure that there is no denial of equal professional service, to make materials available which will explain this commitment, and to work with other groups within the community to identify and remove barriers to fair housing.

FURTHER ASSISTANCE

Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a homeseeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Complaints alleging discrimination in housing may be filed with the nearest office of the Department of Housing and Urban Development (HUD), or by calling HUD's Discrimination Hotline at 1-800-669-9777, 1-800-290-1617 (TYY). For information and publications on fair housing, call HUD's Fair Housing Information Clearinghouse at 1-800-343-3442.