

The Realty Dot, Inc.
(Form 1)-Exclusive Agency Brokerage Agreement-

Date of Agreement: _____

I / We _____ (Owners)

In consideration of your agreement to file and to use your efforts to secure a purchaser for the property

Described as _____ (Property Address)

And your further agreement to file it with other real estate agents, real estate brokers and Realtor.com and in further consideration of you paying applicable fee to the appropriate Multiple Listing Service in order to file said property with its members. I hereby give you for a period of (place check mark) _____three (3) months or _____six (6) months or _____twelve (12) months from the date of execution, the Exclusive Agency to list the property at the following price and terms, or any other agreed upon price.

Price: _____ Terms: Buyer may pay cash or obtain mortgage financing pursuant to the terms of a contract for sale and purchase. Interest on encumbrances, taxes, insurance and rents shall be adjusted prorated at date of closing. Improvement liens are to be paid by the seller.

Cancellation Policy: This contract may be cancelled for any reason at no expense to the seller in the following manner:

Email to: Changes@MLSyourway.com or Written notice to fax: 1(708) 777-6060 or Mail to: The Realty Dot, Inc., PO Box 698, WPB, FL 33402.

In case a purchaser for the property is secured, the usual and customary practice for title examination, curing title and closing the transaction shall apply. I agree to deliver to the purchaser a good and sufficient general warranty deed, free and clear of all liens and encumbrances of record and those which the purchaser shall assume as part of the purchase price and which are especially detailed above.

In consideration of this Exclusive Agency Brokerage Agreement, The Realty Dot, Inc. agrees:

- To cooperate with and to compensate other real estate offices that represent buyers in the accordance with The Realty Dot's offer of compensation made through its participation in the MLS.
- To process the Seller's property through the Realtor® MLS (Multiple Listing Service), MLSyourway.com and Realtor.com (Seller acknowledges that listings appear on Realtor.com in a set format that The Realty Dot, Inc. cannot modify).
- To secure specific information regarding property in conjunction with the Seller.
- To forward all leads from MLS, Internet (Realtor.com, etc.) and all other sources to the Seller.
- To accept delivery of and present to the client all offers and counteroffers to buy, sell or lease the client's property or the property the client seeks to purchase or lease.
- To assist the client in developing, communicating, negotiating, and presenting offers, counteroffers and notices that relate to the offers and counteroffers until a lease or purchase agreement is signed and all contingencies are satisfied or waived; and
- To answer the client's questions relating to the offers, counteroffers, notices and contingencies.

In consideration of the above, the Seller agrees:

- I/We agree to pay a fee of (place check mark)_____ \$199.00(3 month listing) or _____\$299.00(6 month listing) or _____\$399.00(12 month listing) to The Realty Dot, Inc. by credit card, check or money order for placing my property on the Realtor® MLS (Multiple Listing Service), MLSyourway.com and Realtor.com.
- That no further commission is due if Seller procures and sells to a Buyer who is not represented by another licensed real estate agent, licensed broker or real estate brokerage company.
- To pay to The Realty Dot, Inc. a (place check mark) _____ 2% or _____ 2.5% or _____ 3%, or (state other percentage/compensation) _____, or any commission The Realty Dot, Inc states in the MLS, if any licensed real estate broker or broker's agent procures a Buyer. The percentage commission shall be based on the selling price and due and payable at closing.
- To cooperate with all licensed real estate agents in all matters for the purpose of showing said property.
- To not solicit a licensed real estate agent's buyer who has previously viewed the property.
- To "register" or "record" all buyers of licensed real estate agents that procure a showing of property.
- To only advertise property at the same agreed upon price as listed with The Realty Dot, Inc.
- To ensure a timely reporting of the sale of the property required by the MLS, the Seller agrees to forward a copy of the real estate sales contract or contract pending form within 24 hours after the contract is signed by both Buyer and Seller.
- That if legal recourse arises out of Seller's non-performance under this Contract, The Realty Dot, Inc. will be entitled to recover all fees including, but not limited to, reasonable attorney's fees and costs.

ILLINOIS HUMAN RIGHTS ACT- It is illegal for either the owner or the broker to refuse to display or sell to any person because of one's membership in a protected class, e.g., race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status, or any other class protected by Article 3 of the Illinois Human Rights Act.

Disclaimer: We do not guarantee the sale of your home. Furthermore, the seller agrees that the responsibility for the care and custody of said property shall not be that of The Realty Dot, Inc. and any liability for damages which may occur to said property.

The description of the listed property set forth in this agreement is true and correct to the best of the Seller's knowledge;

Seller _____ Date _____

Seller _____ Date _____

Date Accepted By The Realty Dot, Inc. _____ Broker _____

***Please sign, date and fax to: 1(708) 777-6060 or mail to: The Realty Dot, Inc., P.O. Box 698, WPB, FL 33402**