



*REALTOR® Association of NorthWest Chicagoland*  
**EXCLUSIVE AUTHORIZATION & RIGHT TO SELL/LEASE AGREEMENT**



1 Listing Company (Broker) \_\_\_\_\_ Commencement Date: \_\_\_\_\_  
 2 Seller/Landlord \_\_\_\_\_  
 3 Property Address: Street \_\_\_\_\_ Unit# \_\_\_\_\_ Garage# \_\_\_\_\_  
 4 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 5 County \_\_\_\_\_ Permanent Index Number(s) (PIN) \_\_\_\_\_  
 6 Approximate Lot Dimensions \_\_\_\_\_ . Property will be listed at \$ \_\_\_\_\_  
 7 and/or a rental of \$ \_\_\_\_\_ with possession given \_\_\_\_\_ .  
 8 If a lease, indicate terms of lease: \_\_\_\_\_

9 All references to Seller or Landlord in this Agreement are hereinafter referred to as Seller. All references to Buyer  
 10 or Tenant in this Agreement are hereinafter referred to as Buyer.

11 In consideration of the following conditions and of Broker's efforts to procure an acquiring party for the property  
 12 and improvements described herein, Seller gives Broker the exclusive right to sell, exchange, lease or option to  
 13 purchase the property and to advertise and display signs from the Commencement Date of this Agreement until the  
 14 expiration of \_\_\_\_\_ (date), at which time this Agreement shall automatically terminate,  
 15 provided, however, that this Agreement may be cancelled on or after \_\_\_\_\_ (date) by  
 16 \_\_\_\_\_ days advance written notice of either party to the other. Further, from the date of Seller's acceptance  
 17 of any contract to purchase or lease the subject property, unless such contract to purchase is subject to continued  
 18 marketing, Broker shall have no further obligation to market, advertise for sale or show the property during the  
 19 pendency of that contract.

20 **BROKERAGE FEE:** If the property is sold, leased, gifted or exchanged during the term of this agreement, or any  
 21 Protection Period provided herein a Brokerage Fee(s) shall apply as follows:

22 In the event of a sale, gifting or exchange, Seller shall pay a real estate brokerage fee to Broker in the amount of  
 23 \_\_\_\_\_ in accordance with the  
 24 terms and conditions contained herein.

25 If the property is leased Seller shall pay a leasing fee in the amount of \_\_\_\_\_  
 26 \_\_\_\_\_ in accordance with the terms and conditions contained herein.

27 In the event the property is leased and Lessee subsequently purchases the property within \_\_\_\_\_ months  
 28 after the expiration of said lease, Broker shall, in addition to any fee for leasing the property, also be entitled to the  
 29 Brokerage Fee for the acquisition of the property in accordance with the terms and conditions of this Agreement.

30 Seller authorizes Broker to disseminate information about the property through any Multiple Listing Service (MLS)  
 31 in which Broker is a participant or has access, to utilize cooperating brokers in carrying out Broker's obligations  
 32 hereunder and to generally pay compensation to such cooperating MLS participants in the amount of  
 33 \_\_\_\_\_ for a sale and/or \_\_\_\_\_  
 34 for a lease. Notwithstanding anything contained herein to the contrary, Broker is authorized in its sole discretion to  
 35 determine with which brokers it will cooperate and the amount of compensation it will offer cooperating brokers in  
 36 the sale of Seller's property. Seller acknowledges that the compensation offered to such cooperating brokers may  
 37 vary from broker to broker.

38 **SELLER'S DESIGNATED AGENT:** Broker designates \_\_\_\_\_ (Designated  
 39 Agent), a sales associate affiliated with Broker, as the only legal agent of Seller. Broker reserves the right to name  
 40 additional designated agents when, in Broker's discretion, it is necessary. If additional designated agents are named,  
 41 Seller shall be informed in writing within a reasonable time. Seller acknowledges that Designated Agent may from  
 42 time to time have another sales associate, who is not an agent of Seller, hold an open house at Seller's property or

Seller Initials: \_\_\_\_\_/\_\_\_\_\_  
 Broker/Designated Agent Initials: \_\_\_\_\_/\_\_\_\_\_

43 provide similar support in the marketing of Seller's property. Seller understands and agrees that this Agreement is a  
44 contract for Broker to market Seller's property and that Designated Agent will be primarily responsible for the  
45 direct marketing and sale of Seller's property.

46 DISCLOSURE AND CONSENT TO DUAL AGENCY: Note to Consumer: The language contained in this section  
47 serves three purposes. First, it discloses that a real estate licensee may act as a dual agent, that is, represent more  
48 than one party to the transaction. Second, it explains the concept of dual agency. Third, it seeks your consent to  
49 allow the real estate licensee to act as a dual agent.

50 The undersigned \_\_\_\_\_ (Licensee), may undertake a dual  
51 representation (represent both the Seller or Landlord and the Buyer or Tenant) for the sale or lease of property. The  
52 undersigned acknowledge they were informed of the possibility of this type of representation. BEFORE SIGNING  
53 THIS DOCUMENT PLEASE READ THE FOLLOWING:

54 Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon  
55 Licensee's advice and the clients' respective interests may be adverse to each other. Licensee will undertake this  
56 representation only with the written consent of ALL clients in the transaction. Any agreement between the clients  
57 as to the final contract price or other terms is a result of negotiations between the clients acting in their own best  
58 interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual  
59 representation, including the risks involved and understand that you have been advised to seek independent advice  
60 from your advisors or attorneys before signing/executing any documents in this transaction.

61 WHAT A LICENSEE CAN DO FOR THE CLIENTS WHEN ACTING AS A DUAL AGENT:

- 62 1. Treat all clients honestly.
- 63 2. Provide information about the property to the Buyer or Tenant.
- 64 3. Disclose all latent material defects in the property that are known to the Licensee.
- 65 4. Disclose financial qualification of the Buyer or Tenant to the Seller or Landlord.
- 66 5. Explain real estate terms.
- 67 6. Help the Buyer or Tenant to arrange for property inspections.
- 68 7. Explain closing costs and procedures.
- 69 8. Help the Buyer compare financing alternatives.
- 70 9. Provide information about comparable properties that have sold so both clients may make educated decisions about  
71 what price to accept or offer.

72 WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

- 73 1. Confidential information that Licensee may know about a client, without that client's permission.
- 74 2. The price or terms the Seller or Landlord will take other than the listing price without permission of the Seller or Landlord.
- 75 3. The price or terms the Buyer or Tenant is willing to pay without permission of the Buyer or Tenant.
- 76 4. A recommended or suggested price or terms the Buyer or Tenant should offer.
- 77 5. A recommended or suggested price or terms the Seller or Landlord should counter with or accept.

78 If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not  
79 required to consent to Dual Agency unless you want to allow Licensee to proceed as a Dual Agent in this  
80 transaction. By signing below, you acknowledge that you have read and understand this form and voluntarily  
81 consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the Seller or Landlord and the Buyer or  
82 Tenant) should that become necessary.

83 Seller should sign ONLY if consenting to Dual Agency.

84 A LICENSEE MAY ACT AS DUAL AGENT ONLY WITH YOUR CONSENT.

85 \_\_\_\_\_  
86 SELLER/LANDLORD/AUTHORIZED PARTY

\_\_\_\_\_  
SELLER/LANDLORD/ AUTHORIZED PARTY

87 OR

88  Seller DOES NOT consent to Licensee acting as Dual Agent

89

Seller Initials: \_\_\_\_\_/\_\_\_\_\_  
Address: \_\_\_\_\_

Broker/Designated Agent Initials: \_\_\_\_\_/\_\_\_\_\_

90 **FIXTURES AND PERSONAL PROPERTY:** All of the fixtures and personal property stated herein are owned by  
91 Seller and to Seller's knowledge are in operating condition unless otherwise stated herein. Seller agrees to transfer  
92 to Buyer all heating, electrical and plumbing systems together with the following items of personal property by Bill  
93 of Sale: (Check or enumerate applicable items)

- |     |   |   |  |   |
|-----|---|---|--|---|
| 94  | <input type="checkbox"/> Refrigerator     | <input type="checkbox"/> All Tacked Down Carpeting        | <input type="checkbox"/> Fireplace Screen(s)/Door(s)/Grate(s)      | <input type="checkbox"/> Central Air Conditioning       |
| 95  | <input type="checkbox"/> Oven/Range/Stove | <input type="checkbox"/> All Window Treatments & Hardware | <input type="checkbox"/> Fireplace Gas Logs                        | <input type="checkbox"/> Electronic or Media Air Filter |
| 96  | <input type="checkbox"/> Microwave        | <input type="checkbox"/> Built-in or Attached Shelving    | <input type="checkbox"/> Existing Storms & Screens                 | <input type="checkbox"/> Central Humidifier             |
| 97  | <input type="checkbox"/> Dishwasher       | <input type="checkbox"/> Smoke Detector(s)                | <input type="checkbox"/> Security System(s) (owned)                | <input type="checkbox"/> Sump Pump(s)                   |
| 98  | <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Ceiling Fan(s)                   | <input type="checkbox"/> Intercom System                           | <input type="checkbox"/> Water Softener (owned)         |
| 99  | <input type="checkbox"/> Trash Compactor  | <input type="checkbox"/> TV Antenna System                | <input type="checkbox"/> Central Vac & Equipment                   | <input type="checkbox"/> Outdoor Shed                   |
| 100 | <input type="checkbox"/> Washer           | <input type="checkbox"/> Window Air Conditioner(s)        | <input type="checkbox"/> Electronic Garage Door Opener(s)          | <input type="checkbox"/> Attached Gas Grill             |
| 101 | <input type="checkbox"/> Dryer            | <input type="checkbox"/> All Planted Vegetation           | with all transmitters  | <input type="checkbox"/> Light Fixtures, as they exist  |
| 102 | <input type="checkbox"/> Satellite Dish   | <input type="checkbox"/> Outdoor Playsets                 | <input type="checkbox"/> Invisible Fence System, Collar(s) and Box | <input type="checkbox"/> Home Warranty \$ _____         |
| 103 | <input type="checkbox"/> CO Detector(s)   |   |  |   |

104 Other items included: \_\_\_\_\_

105 \_\_\_\_\_

106 Items NOT included: \_\_\_\_\_

107 \_\_\_\_\_

108 **REAL ESTATE TAXES:** Seller will provide the most recent ascertainable tax bill and represents that the most  
109 recent ascertainable tax bill is for the year \_\_\_\_\_, the amount of which is \$ \_\_\_\_\_, which  
110 reflects the following exemptions: (strike inapplicable) [homeowner] [senior] [senior citizen tax freeze] [home  
111 improvement exemption] or [none].

112 **SPECIAL ASSESSMENTS:** Seller represents that there: [check one]  **is**  **is not** a proposed or  
113 pending unconfirmed special assessment affecting the property not payable by Seller after date of closing. Seller  
114 further represents that the following confirmed special assessments are now due or will be due after the date of  
115 closing: \_\_\_\_\_ in the  
116 amount of \$ \_\_\_\_\_.

117 **SPECIAL SERVICE AREA:** Seller represents that the property: [check one]  **is**  **is not** located  
118 within a Special Service Area, payments for which will not be the obligation of Seller after the date of Closing.

119 **CONDOMINIUM/HOMEOWNERS' ASSOCIATION(S):** The property and improvements described herein [check  
120 one]  **are**  **are not** part of a Condominium/Homeowners' Association. If the property is part of a  
121 Condominium/Homeowners' Association, the contact information for such association is:

122 Association Name: \_\_\_\_\_

123 Managing Agent Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

124 **ASSOCIATION ASSESSMENTS/FEES:** Seller acknowledges a current Condominium/Homeowners' Association  
125 Assessment/Fee of \$ \_\_\_\_\_ per \_\_\_\_\_ which includes: \_\_\_\_\_

126 \_\_\_\_\_

127 \_\_\_\_\_.

128 **ADDITIONAL ASSOCIATION ASSESSMENTS/FEES:** Seller further acknowledges additional assessments/fees  
129 (such as a Master Association Fee) of \$ \_\_\_\_\_ per \_\_\_\_\_ which includes: \_\_\_\_\_

130 \_\_\_\_\_

131 \_\_\_\_\_.

132 \_\_\_\_\_

Seller Initials: \_\_\_\_\_/\_\_\_\_\_

Broker/Designated Agent Initials: \_\_\_\_\_/\_\_\_\_\_

Address: \_\_\_\_\_

133 LOCK BOX TERMS AND PROVISIONS: Seller hereby (initial one)

134 DOES \_\_\_\_\_/\_\_\_\_\_ DOES NOT \_\_\_\_\_/\_\_\_\_\_

135 authorize Broker to place an electronic or combination lock box on the property for the purpose of keeping a key to  
136 the property for access by cooperating real estate agents. If Seller authorizes Broker to place on the property an  
137 electronic and/or combination lock box containing a key, Seller shall hold Broker, its agents and cooperating agents  
138 of any multiple listing service of which Broker is a participant harmless from any and all liability, claims,  
139 judgments, obligations or demands against Broker as a result of this authorization, including, but not limited to any  
140 and all liabilities and costs, and also including reasonable attorney's fees incurred by Broker as a result of this  
141 authorization, except for criminal or gross negligence on the part of Broker. Seller has been advised by the  
142 Designated Agent on the safeguarding or removal of valuables now located within said premises and the need to  
143 obtain personal property insurance. If the property is leased, Seller acknowledges that he has in fact notified and  
144 advised the tenant/occupant of the foregoing and that the tenant/occupant has agreed to the foregoing terms and  
145 provisions.

146 **SELLER UNDERSTANDS IT IS ILLEGAL FOR SELLER OR BROKER TO REFUSE TO SELL/LEASE**  
147 **TO OR DISCRIMINATE AGAINST ANY PERSON BECAUSE OF THE PERSON'S RACE, COLOR,**  
148 **SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, MARITAL STATUS, FAMILIAL STATUS,**  
149 **PHYSICAL OR MENTAL HANDICAP, OR UNFAVORABLE DISCHARGE FROM MILITARY**  
150 **SERVICE, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN**  
151 **RIGHTS ACT, OR THE FEDERAL FAIR HOUSING ACT OR ANY OTHER APPLICABLE FEDERAL,**  
152 **STATE, COUNTY, OR LOCAL STATUTE OR ORDINANCE.**

153 SELLER WARRANTS:

154 1. That Seller has the authority to execute this Agreement and to bind all parties who have an ownership interest in  
155 the property and to deal with and on behalf of the property as herein provided including providing evidence of  
156 good, insurable and merchantable title. Seller warrants that any prior listing agreements have in fact been cancelled,  
157 expired, terminated and are no longer in effect upon the signing of this Agreement. Seller shall complete,  
158 simultaneously with this Agreement, the DISCLOSURE REPORTS required by law and agrees to respond  
159 completely and truthfully to all questions included therein.

160 2. That no notice has been received from any governmental authority or Condominium/Homeowner Association of  
161 any violation affecting the property that has not been cured and agrees to advise Broker of any such violation notice  
162 received. Seller agrees to comply with all zoning and occupancy regulations as may be required by the appropriate  
163 governmental authority. Seller shall provide sufficient maintenance of the property, including landscaping, so that,  
164 upon tender of possession, the property shall be in the same condition as of the date of signing a contract to  
165 purchase by Buyer, less ordinary wear and tear; broom clean and free of debris.

166 SELLER AGREES:

167 1. To cooperate fully with Broker; refer all inquiries to Broker; provide access to property for purpose of showing  
168 the property; and conduct all negotiations through Broker.

169 2. To pay a Brokerage fee subject to the terms contained herein if this property is sold, leased, gifted or exchanged  
170 by Broker, Seller or any other person during the term of this Agreement; if the property is optioned during the term  
171 of this Agreement and the option is subsequently exercised; if the property is leased during the term of this  
172 Agreement and Lessee subsequently purchases the property within \_\_\_\_\_ months after the expiration of  
173 said lease; or if the property is sold/leased directly or indirectly within \_\_\_\_\_ (Protection  
174 Period) after termination of this Agreement to a Buyer to whom it was offered during the listing term; however,  
175 Seller shall not be obligated to pay such fee if another valid listing agreement is entered into during the term of said  
176 Protection Period. The provisions of this section shall survive the termination of this Agreement.

177 3. To execute or cause to be executed a sales contract, Articles of Agreement, lease or lease with purchase option,  
178 upon agreed terms and conditions. The Brokerage Fee shall be deemed earned, upon execution of same by Seller  
179 and Buyer. The Brokerage fee is due and payable at the time of closing of any sale or exchange, at the execution of  
180 any lease or articles of agreement, at the time an option is exercised or upon a default as stated herein. Broker may  
181 pay from any escrow held, the Brokerage fee and any agreed additional expenses.

Seller Initials: \_\_\_\_\_/\_\_\_\_\_

Broker/Designated Agent Initials: \_\_\_\_\_/\_\_\_\_\_

Address: \_\_\_\_\_

182 4. To furnish or have Seller's attorney furnish all documentation necessary to complete the closing of the  
183 transaction, including but not limited to, a commitment for title insurance in the amount of the purchase price, a  
184 current survey, executed documents of conveyance and other usual and customary forms, declarations and closing  
185 statements which may include prorations for general and special taxes, assessments and  
186 association/homeowners/civic association dues, if any.

187 5. To authorize Broker to report the sale price, type of financing and other appropriate statistical information to any  
188 multiple listing service to which the property has been submitted in accordance with the MLS rules and regulations.

189 6. To indemnify and save and hold Broker harmless from all claims, disputes and litigation, whether frivolous or  
190 not, including any judgments, court costs, attorney's fees and related costs arising from a) any misrepresentation  
191 made by Seller, any incorrect information supplied by Seller or Seller's failure to disclose any material facts or  
192 information (including latent or patent defects) concerning the property known by Seller; b) the action of any  
193 animal or pet of Seller while Seller's property is being shown by Broker or others; c) the escape, injury or death of  
194 any animal or pet of Seller; d) all pre-existing conditions of Seller's property; e) any accident or incident involving  
195 any person while viewing Seller's property arising from the condition of Seller's property; and f) Broker's  
196 publishing and dissemination of any visual images of Seller's property for marketing purposes.

197 SELLER ACKNOWLEDGES: Broker has reviewed with Seller the agency relationships that Broker is prepared to  
198 create with Seller, Buyers and other Brokers. Seller agrees that any contribution of funds by Broker to a Buyer's  
199 agent shall not in itself create any agency or sub-agency relationship between Buyer's agent and Broker or Seller.  
200 Seller understands and agrees that Broker may from time to time represent or assist other Sellers who may be  
201 interested in selling property.

202 BROKER ACTIONS: Seller authorizes Broker and Broker agrees to take those actions Broker deems advisable to  
203 market the property, such as: to display signs consistent with applicable ordinances, to send required information  
204 concerning the property to the multiple listing service for dissemination within 72 hours of the Commencement  
205 Date of this Agreement or the date this Agreement is received by Broker, whichever occurs later, to advertise the  
206 property as Broker deems advisable, including, but not limited to, any electronic media and/or internet service  
207 advertising, accept delivery of and present to Seller all offers and counteroffers to buy, sell or lease Seller's  
208 property, to assist Seller in developing, communicating, negotiating and presenting offers, counteroffers and  
209 notices that relate to the offers and counteroffers until a lease or purchase agreement is signed and all contingencies  
210 are satisfied or waived, and to answer Seller's questions relating to all offers, counteroffers, notices and  
211 contingencies. Broker's sole duty is to effect the sale of the property and Broker is not charged with the custody,  
212 management, maintenance, upkeep or repair.

213 DISCLOSURES: Seller may be required to complete a Residential Real Property Disclosure, Lead Paint  
214 Disclosure, Radon Disclosure or other forms required by law concerning the condition of Seller's property. If  
215 required, Seller understands that Seller will be responsible for completing such forms. Broker shall in no way be  
216 responsible for completion of such forms or the content of the information contained therein. Upon completion of  
217 these forms by Seller, Broker agrees to provide for their delivery to prospective Buyer prior to the time that  
218 prospective Buyer is bound by a contract to purchase. Seller shall indemnify and save and hold Broker harmless  
219 from all claims, litigations, judgments and costs, including reasonable attorney's fees, arising from any  
220 misrepresentations made by Seller, incorrect information supplied by Seller, or problems with the property which  
221 would tend to affect the value of the property or any other latent defects in the property which are known to Seller  
222 and Seller fails to disclose.

223 PRIOR REPRESENTATION: Seller understands and agrees that Designated Agent may have previously  
224 represented a Buyer who may become interested in Seller's property. During that representation, Designated Agent  
225 may have learned material information about Buyer that is considered confidential. Under the law, Designated  
226 Agent may not disclose any such information to Seller.

227 BUYER'S DESIGNATED AGENT: Seller understands and agrees that other sales associates affiliated with  
228 Broker, other than Designated Agent, may represent the actual or prospective Buyer of Seller's property. Seller  
229 understands and agrees that if the property is shown and/or sold through the efforts of a sales associate affiliated  
230 with Broker, other than Designated Agent, that agent will not be acting as a representative of Seller.

Seller Initials: \_\_\_\_\_/\_\_\_\_\_  
Address: \_\_\_\_\_

Broker/Designated Agent Initials: \_\_\_\_\_/\_\_\_\_\_

231 ARBITRATION: Seller agrees that in the event of a dispute with Broker or any of Broker's agents or employees  
232 arising out of the subject matter of this Agreement, the dispute shall be submitted to binding arbitration in  
233 accordance with the rules of the American Arbitration Association or other mutually agreeable arbitration service  
234 and not be litigated, except for such judicial enforcement of the award of arbitrators as permitted under Illinois law.  
235 The costs of such arbitration services shall be borne by the non-prevailing party. In any civil action, arbitration or  
236 other proceeding arising out of Broker's efforts to collect Broker's fees hereunder, Seller agrees that Broker shall  
237 be entitled to recover from Seller reasonable attorney's fees and costs, if Broker is the prevailing party.

238 EARNEST MONEY: SELLER UNDERSTANDS AND AGREES IN THE EVENT OF DEFAULT OF ANY  
239 AGREEMENT BY A BUYER WITH SELLER, ANY EARNEST MONEY, LESS THE EXPENSES AND  
240 BROKERAGE FEE OF BROKER, SHALL BE PAID TO SELLER. If Seller defaults, the earnest money, at the  
241 option of the Buyer, shall be refunded to the Buyer, but such refunding shall not release Seller from the obligation  
242 of this Agreement or from the obligation to pay the Brokerage Fee as set forth in this Agreement. Seller agrees that  
243 in the event a dispute between Seller and the Buyer arises as to whether a default has occurred, Broker may, if  
244 acting as escrowee of earnest money pursuant to a contract, initiate an action in the nature of an interpleader and  
245 deposit all disputed escrowed funds with the Clerk of the Circuit Court. In such event, Seller agrees to hold Broker  
246 and Agents harmless and indemnify Broker and Agents from any claims, demands or judgments of the Buyer,  
247 including all reasonable attorney's fees and costs incurred to defend any action brought by the Buyer or to file an  
248 interpleader action or similar action.

249 MISCELLANEOUS PROVISIONS.

250 It is mutually understood and agreed that, by law, Broker is not authorized to practice law.

251 It is mutually understood that no amendments or alterations in the terms of this Agreement shall be valid or binding  
252 unless made in writing and signed by the parties hereto.

253 If Seller renders the property unavailable or otherwise defaults in any manner, Seller shall pay to Broker, upon  
254 written demand by Broker within four (4) business days of written demand, reimbursement of out-of-pocket  
255 expenses including but not limited to marketing, advertising, office expenses, Multiple Listing Service (MLS) fees  
256 and printing. However, such payment shall not release Seller of the obligations of this Agreement.

257 In the event the property is a condominium, townhome or part of any other homeowner association entity, Seller  
258 shall have available for Buyer at time of sales contract the following documents for any and all such homeowner  
259 association entities, if applicable: Declaration of Condominium or Declaration of Covenants, Conditions and  
260 Easements; current budget; by-laws; financial statements; and any other rules and regulations in effect.

261 If there is more than one Seller, Buyer, Designated Agent/Licensee or entity other than a natural person, the  
262 pronouns and grammatical structure shall be understood to conform.

263 Signatures of the parties to this Agreement may be in facsimile form.

264 RIDERS, TERMS AND GENERAL CONDITIONS: This Agreement is subject to the Terms and Conditions herein  
265 and the following Rider(s) labeled \_\_\_\_\_ attached hereto, which  
266 Riders, Terms and Conditions are made a part of this Agreement, all of which constitute a legally binding contract.

267 \_\_\_\_\_  
268 DATE

\_\_\_\_\_  
DATE

269 \_\_\_\_\_  
270 AUTHORIZED BROKER SIGNATURE

\_\_\_\_\_  
SELLER/LANDLORD/AUTHORIZED PARTY

271 \_\_\_\_\_  
272 DESIGNATED AGENT/ SIGNATURE

\_\_\_\_\_  
SELLER/LANDLORD/AUTHORIZED PARTY

273 \_\_\_\_\_  
274 ADDRESS/CITY/STATE/ZIP

\_\_\_\_\_  
ADDRESS/CITY/STATE/ZIP

275 \_\_\_\_\_  
276 COMPANY PHONE NUMBER/AGENT PHONE NUMBER

\_\_\_\_\_  
WORK PHONE NUMBER/HOME PHONE NUMBER

Seller Initials: \_\_\_\_\_/  
Address: \_\_\_\_\_

Broker/Designated Agent Initials: \_\_\_\_\_/  
\_\_\_\_\_