

LISTING CONTRACT
EXCLUSIVE RIGHT TO SELL REAL ESTATE

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 BROKER(Company) Professional Realty Consultants LLC
2 LICENSEE(S) Laurence E. Ostrom
3 SELLER

4 Does Seller have a Listing Contract with another Broker? [] Yes [] No
5 If yes, explain:

8 1. PROPERTY LISTED PRICE \$
9 Address
10 Municipality (city, borough, township)
11 County School District
12 Zoning Present Use
13 Identification (Tax ID #; Parcel #; Lot, Block; Deed Book, Page, Recording Date)

16 2. STARTING & ENDING DATES OF LISTING CONTRACT (ALSO CALLED "TERM")
17 A No Association of REALTORS® has set or recommended the term of this contract. By law, the length or term of a listing contract may
18 not exceed one year. Broker and Seller have discussed and agreed upon the length or term of this contract.
19 B. Starting Date: This Contract starts when signed by Broker and Seller, unless otherwise stated here:
20 C. Ending Date: This Contract ends on

22 3. DUAL AGENCY Seller agrees that Broker may also represent the buyer(s) of the Property. The Broker is a DUAL AGENT when
23 representing both Seller and the buyer in the sale of a property.

25 4. DESIGNATED AGENCY
26 [] Not Applicable.
27 [] Applicable. Broker may designate licensee to represent the separate interests of Seller and the buyer. Licensee (identified above) is
28 the Designated Agent, who will act exclusively as the Seller Agent. If Property is introduced to the buyer by a licensee in the Company
29 who is not representing the buyer, then that licensee is authorized to work on behalf of Seller. If Licensee is also the Buyer's
30 Agent, then Licensee is a DUAL AGENT.

32 5. BROKERS FEE No Association of REALTORS® has set or recommended the Broker's Fee. Broker and Seller have negotiated the fee
33 that Seller will pay Broker. Broker's Fee is % of the sales price AND \$, paid by Seller.

35 6. COOPERATION WITH OTHER BROKERS
36 Licensee has explained Broker's company policies about cooperating with other brokers. Broker and Seller agree that Broker will pay
37 from Broker's Fee a fee to another broker who procures the buyer, is a member of a Multiple Listing Service (MLS), and who:
38 A. [] represents Seller (SUBAGENT). Broker will pay of/from the sale price.
39 B. [] represents the buyer (BUYER'S AGENT). Broker will pay of/from the sale price.
40 A Buyer's Agent, even if compensated by Broker for Seller, will represent the interests of the buyer.
41 C. [] does not represent either Seller or a buyer (TRANSACTION LICENSEE).
42 Broker will pay of/from the sale price.

44 7. PAYMENT OF BROKER'S FEE
45 A. Seller will pay Broker's Fee if Property, or any ownership interest in it, is sold or exchanged during the term of this Contract
46 by Broker, Broker's salespersons, Seller, or by any other person or broker, at the listed price or any price acceptable to Seller.
47 B. Seller will pay Broker's Fee if a ready, willing, and able buyer is found by Broker or by anyone, including Seller. A willing buyer is
48 one who will pay the listed price or more for the Property, or one who has submitted an offer accepted by Seller.
49 C. Seller will pay Broker's Fee if negotiations that are pending at the Ending Date of this Contract result in a sale.
50 D. Seller will pay Broker's Fee for a sale that occurs after the Ending Date of this Contract IF:
51 (1) The sale occurs within of the Ending Date, AND
52 (2) The buyer was shown or negotiated to buy the Property during the term of this contract, AND
53 (3) The Property is not listed under an "exclusive right to sell contract" with another broker at the time of the sale.
54 E. If a buyer signs an agreement of sale then refuses to buy the Property, or if a buyer is unable to buy the Property because of failing
55 to do all the things required of the buyer in the agreement of sale (buyer default), Seller will pay Broker
56 of/ from buyer's deposit monies, OR the Broker's Fee in Paragraph 5, whichever is less.

- 57 F. If the Property or any part of it is taken by any government for public use (Eminent Domain), Seller will pay Broker's fee from
58 any money paid by the government.
59 G. If a sale occurs, Broker's Fee will be paid upon delivery of the deed or other evidence of transfer of title or interest. If the Property
60 is transferred by an installment contract, Broker's Fee will be paid upon the execution of the installment contract.
61

61 **8. DUTIES OF BROKER AND SELLER**

- 62 A. Broker is acting as a Seller's Agent, as described in the Consumer Notice, to market the Property and to negotiate with potential
63 buyers. Broker will use reasonable efforts to find a buyer for the Property.
64 B. Seller will cooperate with Broker and assist in the sale of the Property as asked by Broker.
65 C. All showings, negotiations and discussions about the sale of the Property will be done by Broker on Seller's behalf. All written or oral
66 inquiries that Seller receives or learns about regarding the Property, regardless of the source, will be referred to Broker.
67 D. If the Property, or any part of it, is rented, Seller will give any leases to Broker before signing this Contract. If any leases are oral,
68 Seller will provide a written summary of the terms, including amount of rent, ending date, and Tenant's responsibilities.
69 E. Seller will not enter into or renew any leases during the term of this Contract without first giving notice to Broker.
70

71 **9. BROKER'S SERVICE TO BUYER**

72 Broker may provide services to a buyer for which Broker may accept a fee. Such services may include, but are not limited to,
73 deed/document preparation; ordering certifications required for closing; financial services; title transfer and preparation services;
74 ordering insurance, construction, repair, or inspection services. Broker will disclose to Seller if any fees are to be paid by Buyer.
75

76 **10. BROKER NOT RESPONSIBLE FOR DAMAGES**

77 Seller agrees that Broker and Broker's salespersons are not responsible for any damage to the Property or any loss or theft of personal goods
78 from the Property unless such damage, loss or theft is directly caused by Broker or Broker's salespersons.
79

80 **11. DEPOSIT MONEY**

- 81 A. Broker, or any person Seller and the buyer name in the agreement of sale, will keep all deposit monies paid by or for the buyer in
82 an escrow account until the sale is completed or the agreement of sale is terminated. If held by Broker, this escrow account will be
83 held as required by real estate licensing laws and regulations. Seller agrees that the person keeping the deposit monies may wait to
84 deposit any uncashed check that is received as deposit money until Seller has accepted an offer.
85 B. If Seller joins Broker or Licensee in a lawsuit for the return of deposit monies, Seller will pay Broker's and Licensee's attorneys' fees
86 and costs.
87

88 **12. OTHER PROPERTIES**

89 Seller agrees that Broker may list other properties for sale and that Broker may show other properties to prospective buyers.
90

91 **13. CONFLICT OF INTEREST**

92 A conflict of interest is when Broker or Licensee has a financial or personal interest where Broker or Licensee cannot put Seller's
93 interests before any other. If Broker, Licensee, or any of Broker's salespeople has a conflict of interest, Broker will notify Seller in a
94 timely manner.
95

96 **14. PUBLICATION OF SALE PRICE**

97 Seller is aware that the Multiple Listing Service (MLS), newspapers, and other media may publish the final sale price of the Property
98 after settlement.
99

100 **15. SELLER WILL REVEAL DEFECTS & ENVIRONMENTAL HAZARDS**

- 101 A. Seller (including Sellers exempt from the Real Estate Seller Disclosure Law) will disclose all known material defects and/or
102 environmental hazards on a separate disclosure statement. A material defect is a problem or condition that:
103 (1) is a possible danger to those living on the Property, or
104 (2) has a significant, adverse effect on the value of the Property.
105 The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural
106 element system or subsystem is not by itself a material defect.
107 B. If Seller fails to disclose known material defects and/or environmental hazards;
108 (1) Seller will not hold Broker or Licensee responsible in any way;
109 (2) Seller will protect Broker and Licensee from any claims, lawsuits, and actions that result;
110 (3) Seller will pay all of Broker's and Licensee's costs that result. This includes attorneys' fees and court-ordered payments or
111 settlements (money Broker or Licensee pays to end a lawsuit or claim).
112

113 **16. IF PROPERTY WAS BUILT BEFORE 1978**

114 The Residential Lead-Based Paint Hazard Reduction Act says that any seller of property built before 1978 must give the buyer an
115 EPA pamphlet titled *Protect Your Family From Lead in Your Home*. The seller also must tell the buyer and the Broker what the
116 seller knows about lead-based paint and lead-based paint hazards that are in or on the property being sold. Seller must tell the buyer
117 how the seller knows that lead-based paint and lead-based paint hazards are on the property, where the lead-based paint and
118 lead-based paint hazards are, the condition of the painted surfaces, and any other information seller knows about lead-based paint
119 and lead-based paint hazards on the property. Any seller of a pre-1978 structure must also give the buyer any records and reports
120 that the seller has or can get about lead-based paint or lead-based paint hazards in or around the property being sold, the common
121 areas, or other dwellings in multi-family housing. According to the Act, a seller must give a buyer 10 days (unless seller and the

PREPARED BY: Laurence E. Ostrom, Realtor

XLS, Listing Contract Exclusive Right To Sell Real Estate, 11/03. Pennsylvania Association of REALTORS®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2003

RealFA\$T® Software, ©2005, Version 6.16. Software Registered to: Laurence E. Ostrom, Professional Realty Consultants LLC

Broker/Licensee _____

122 buyer agree to a different period of time) from the time an agreement of sale is signed to have a "risk assessment" or inspection
123 for possible lead-based paint hazards done on the property. Buyers may choose not to have the risk assessment or inspection for
124 lead paint hazards done. If the buyer chooses not to have the assessment or inspection, the buyer must inform the seller in writing of
125 the choice. The Act does not require the seller to inspect for lead paint hazards or to correct lead paint hazards on the property. The
126 Act does not apply to housing built in 1978 or later.
127

128 **17. RECOVERY FUND**

129 Pennsylvania has a Real Estate Recovery Fund (the Fund) to repay any person who has received a final court ruling (civil judgment)
130 against a Pennsylvania real estate licensee because of fraud, misrepresentation, or deceit in a real estate transaction. The Fund repays
131 persons who have not been able to collect the judgment after trying all lawful ways to do so. For complete details about the Fund, call
132 (717) 783-3658, or (800) 822-2113 (within Pennsylvania) and (717) 783-4854 (outside Pennsylvania).
133

134 **18. NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA**

135 Federal and state laws make it illegal for a seller, a broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED,
136 SEX, DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL
137 ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF RELATIONSHIP OR
138 ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell, show, or rent properties,
139 loan money, or set deposit amounts, or as reasons for any decision relating to the sale of property.
140

141 **19. ADDITIONAL OFFERS**

142 If asked by a buyer or cooperating broker, Broker shall reveal the existence of offers on the Property, unless prohibited by Seller.
143 ONCE SELLER ENTERS INTO AN AGREEMENT OF SALE, BROKER IS NOT REQUIRED TO PRESENT OTHER OFFERS.
144

145 **20. TRANSFER OF THIS CONTRACT**

- 146 A. Broker will notify Seller immediately in writing if Broker transfers this Contract to another broker when:
147 (1) Broker stops doing business, OR
148 (2) Broker forms a new real estate business, OR
149 (3) Broker joins his business with another.
150 Seller agrees that Broker may transfer this Contract to another broker. Broker will notify Seller immediately in writing when a
151 transfer occurs or Broker will lose the right to transfer this Contract. Seller will follow all requirements of this Contract with the
152 new broker.
153 B. Should Seller give or transfer the Property, or an ownership interest in it, to anyone during the term of this Contract, all owners
154 will follow the requirements of this Contract.
155

156 **21. NO OTHER CONTRACTS**

157 Seller will not enter into another listing agreement with another broker that begins before the Ending Date of this Contract.
158

159 **22. ENTIRE CONTRACT**

160 This Contract is the entire agreement between Broker and Seller. Any verbal or written agreements that were made before are not part of
161 this contract.
162

163 **23. CHANGES TO THIS CONTRACT**

164 All changes to this contract must be in writing and signed by Broker and Seller.
165

166 **24. SPECIAL INSTRUCTIONS**

167 The Office of the Attorney General has not pre-approved any special conditions or additional terms added by any parties. Any special
168 conditions or additional terms in the Contract must comply with the Pennsylvania Plain Language Consumer Contract Act.
169

170 **25. MARKETING OF PROPERTY**

- 171 A. Where permitted, Broker, at Broker's option, may use: For sale sign Sold sign Key in office Lock box
172 Print/electronic advertising, including photographs Property address in print/electronic advertising.
173 B. Broker will / will not use a Multiple Listing Service (MLS) to advertise the Property to other real estate brokers and sales
174 persons.
175 Seller agrees that Broker, Licensee, and the MLS are not responsible for mistakes in the MLS and/or advertising of the Property.
176

177 **26. ITEMS INCLUDED/NOT INCLUDED IN THE PRICE OF THE PROPERTY**

- 178 A. Included in the sale and purchase price are all existing items permanently installed in the Property, free of liens, including
179 plumbing; heating; lighting fixtures (including chandeliers and ceiling fans); water treatment systems; pool and spa equipment;
180 garage door openers and transmitters; television antennas; shrubbery, plantings, and unpotted trees; any remaining heating and
181 cooking fuels stored on the Property at the time settlement; wall to wall carpeting; window covering hardware, shades, and blinds; built-in
182 air conditioners; built-in appliances, and the range/oven, unless otherwise stated. Also included:
183 _____
184 B. The following items are NOT included in the purchase and price of the Property:
185 _____
186 C. Items leased by the Seller:

PREPARED BY: Laurence E. Ostrom, Realtor

XLS, Listing Contract Exclusive Right To Sell Real Estate, 11/03. Pennsylvania Association of REALTORS®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2003

RealFA\$T® Software, ©2005, Version 6.16. Software Registered to: Laurence E. Ostrom, Professional Realty Consultants LLC

Broker/Licensee _____

ADDITIONAL INFORMATION (OPTIONAL)

TITLE & POSSESSION

- A. Seller will give possession of Property to a buyer at settlement, or on
B. At settlement, Seller will give full rights of ownership (fee simple) to a buyer except as follows:
(1) Mineral Rights Agreements:
(2) Other:
C. Seller has:
Mortgage with:
Equity Loan with:
D. Seller has:
E. If Seller, at any time on or since January 1998, has been obligated to pay support under an order that is on record in any Pennsylvania county, list the county and the Domestic Relations Number or Docket Number:

TAXES, UTILITIES, & ASSOCIATION FEES

- A. At settlement, Seller will pay one-half of the total Real Estate Transfer Taxes, unless otherwise stated here:
B. Real Estate Property Tax Assessment \$
Yearly Taxes \$
Wage/Income Tax \$
Per Capita Tax \$
C. Estimated Utilities (trash, water, sewer, electric, gas, oil, etc.):
D. Association Fees \$ Include:

BUYER FINANCING

Seller will accept the following arrangements for buyer to pay for the Property:

- Cash
Conventional mortgage
FHA mortgage
VA mortgage
Seller's help to buyer (if any):

Seller has read the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.
Seller gives permission for Broker or Landlord to send information about this transaction to the fax number(s) and/or email address(es) listed below.
Seller has read the entire of Contract before signing. All Sellers must sign this Contract. Return by facsimile (FAX) constitutes acceptance of this agreement.
NOTICE BEFORE SIGNING: IF SELLER HAS LEGAL QUESTIONS, SELLER IS ADVISED TO CONSULT AN ATTORNEY.

SELLER DATE

E-MAIL:
BROKER(CompanyName)
Professional Realty Consultants LLC
401 Darlington Drive
West Chester, PA 19382
Phone: 610-436-5397, Fax: 610-436-5397
By:
Signature Laurence E. Ostrom Date

PREPARED BY: Laurence E. Ostrom, Realtor