

# CENTURY 21 Teran Realty LLC Woodstock, New York

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The undersigned brokers agree to cooperate in the sale or lease of the real property(s), situated in the County of \_\_\_\_\_ Town of \_\_\_\_\_ State of New York described as follows:

OWNER	TYPE/LOCATION	PRICE
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1. \_\_\_\_\_ is the listing broker of the above property (ies), and hereby authorizes the Selling Broker \_\_\_\_\_ to offer the above property(ies) for sale \_\_\_\_\_ lease \_\_\_\_\_ and accept deposit to it's escrow account.

2. Selling Broker agrees to submit all offers through listing broker and that no offers shall be submitted directly to the Owner.

3. In the event of a meeting of the minds on a sale or lease of the above property, as a result of an offer produced by Selling Broker, the Selling Broker will be due a commission. If the agent working for the buyer is a buyer's agent, the commission will be \_\_\_\_\_% of the agreed price; if the agent working with the buyer is a subagent of the seller the commission will be \_\_\_\_\_% of the agreed price, or one half of one month's gross rent, if a lease for 1 year; or 5% of lease Gross rent if a seasonal rental.

4 Selling Broker agrees to use courtesy and consideration for the owner in showing the above property and to follow listing broker's instructions for showing the property.

5. Selling Broker shall not solicit offers for the property through written advertisements.

6. Selling Broker shall not accept any authorization from the Owner to sell, lease or exchange said property. This agreement shall stay in effect until property is sold.

Listing Broker (Print Name) \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_

Selling Broker by (Print Name) \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_

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