



Main Office
222 Bridge Plaza South, #580
Fort Lee, NJ 07024
T. 201 917 3830

NJ Branch Office
242 Broad Ave
Palisades Park, NJ 07650
T. 201 944 5353
www.clandrealty.com

NY Office
40 W 37th St, #402B
New York, NY 10018
T. 212 560 8938

Residential Exclusive Listing Agreement

Date: _____

RE: Property Address: _____

Seller's Name: _____

Listing Period: _____

Dear _____

Through _____ of C Land Realty, CO you have employed us as your real estate brokers with the co-exclusive right to sell the above referenced property under the following terms.

1. You represent that you are the owner of the property and you possess the title to the property.
2. This agreement shall be effective and continue in full effect till _____ from the date you sign.
3. We are authorized by you to offer the property for sale at a price of \$ _____ and that the common charges are currently _____ per month and the real estate taxes are currently _____ per month.
4. In our effort to affect a satisfactory sale, C Land Realty CO may solicit the cooperation of other licensed real estate brokers and work with them on a cooperating basis for the sale of the above property.
5. If you agree to sell the property pursuant to this agreement, our commission to be paid by you shall be _____ percent of the total sale price, and of any household furnishings, garage and storage space included in such sale. Payment of the commission shall be disbursed from the proceeds paid to the owner at the closing and shall be in the form of a certified check or attorney's check. If you fail to close on the property, after a contract of sale is fully executed, then we shall be entitled to our full commission.
6. During the term of this exclusive, you agree to refer C Land Realty CO all inquiries, proposals and offers received by you regarding the property, including, but not limited to those from principals and other brokers, and you agree to conduct all negotiations with respect to the sale or other disposition of the property solely and exclusively through us.
7. In the event another licensed real estate broker other than C Land Realty is solicited by us and involved in the closing of a sale, we shall pay the cooperating broker a commission by separate agreement. The commission paid by you shall not exceed _____ percent of the selling price.
8. Within three (3) business days of the expiration date, we shall deliver to you, in writing, a list of no more than six (6) prospective purchasers who visited the property during the term of this exclusive. If within thirty (30) days after the expiration of this agreement, a contract is signed to sell the property to a purchaser on said list, we shall be entitled to the commission provided for in paragraph 5 of this Agreement.
9. At the end of the exclusive listing period, the listing will automatically convert to an open listing unless you advise us otherwise.
10. You hereby acknowledge that we have informed you of your obligations under the Lead Paint Disclosure Law (42 U.S.C. 4852(d)) and that you are aware of your responsibility to ensure compliance.
11. This agreement shall bind and benefit the representatives, successors or assigns of the parties and may not be changed, rescinded, or modified except in writing, signed by all parties.
12. I agree to sell the property to any qualified buyer procured by you regardless of his or her race, color, creed, age, national origin, alien age or citizenship status, gender, sexual orientation, disability, marital status, partnership status, any lawful source of income, or any other class protected by the NYC Human Rights Law.
13. If the sale of the property is accomplished through the transfer of an interest in a corporation, Limited Liability Company or any other entity, said transfer shall be covered by this agreement.



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14. If litigation results over arises out of this agreement, attorney's fee and all reasonable litigation expenses and fee shall be paid the losing party.

If this agreement meets your approval, please sign and return a copy to us and keep one for your records.

Very truly yours

C Land Realty, CO

Exclusive Agent: _____

AGREED AND ACCEPTED

BY: _____

Seller Name

Date

At the time of closing, you may be required to deposit the broker's commission with county clerk in the event that you do not pay the broker his or her commission as set forth herein. Your obligation to deposit the broker's commission with the county clerk may be waived by the broker.

