This is a legally binding contract, if not fully understood seek competent legal advice before signing.  This Exclusive Right to Sell Listing Agreement, hereinafter referred to as "Agreement", is between **Manufact Agreement and Agreement and Agreement and Agreement are referred to as "Seller", and Flateau Realty, Corp. Licased Flateau Realty, Corp. Licased Real Estate Broker, hereinafter referred to as "Principal Broker".  Seller hereby gives to Principal Broker the sole and exclusive right to sell the property located at 1114 Flatbush Ave., Brooklyn, NY referred to as "Property", said Property being described in the attached addendum, which, when reviewed and signed by Seller, will become part of this Agreement. Seller agrees that within days Seller will review and approve the accuracy of the Property listing as it appears in the NY State MLS. A copy of the Property listing will be provided by the Principal Broker via fax, email or mail and Seller will advise the Principal Broker of any accessary changes. Information on said attached addendum is deemed reliable but not guaranteed by the Seller or Seller's representative(s). The listing price of Property shall be \$1.520.000.  Seller authorizes Principal Broker to submit this listing information to the NY State MLS, a multiple listing service, within 48 hours of the start date of the contract and to make an offer of ecoperation to all participants in the NY State MLS and to any other licensed broker(s) with whom the Principal Broker decems that ecoperation is in the seller's interest.  The listing shall start on **DIMES** interest.**  The listing shall start on **DIMES** interest.**  The listing shall start on **DIMES** interest.**  Seller agrees to pay to the Principal Broker to compensate offer is accepted by the Seller during the above listing period or any extension thereof. Seller and Principal Broker thate agree the subject property is sold, exchanged, conveyed or conveyed or conversed to be sold, exchanged or conveyed to anyone during add listing period		NY State MLS	
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## NY State MLS

During the term of this Agreement:  1. Seller hereby authorizes the Principal Broker to make and use photographs and promotional material of the Property for advertising as the Principal Broker may deem advisable, and these promotional materials shall be and remain the sole property of the Principal Broker.  2. Seller grants to the Principal Broker the sole and exclusive right to affix and maintain the Principle Broker's "For Sale" sign on the Property: Yes No (check "Yes" or "No").  3. Seller agrees to refer any and all inquiries concerning the Property to the Principal Broker.  4. Seller agrees to accept a binder or purchase contract for cash or contingent on the purchaser's ability to obtain conventional financing, providing any and all other contingencies in the binder or purchase agreement are acceptable to Seller.  5. Seller agrees not to rent or lease the Property during the term of this Agreement.  6. Seller agrees that a lock box supplied by Principal Broker shall be installed: Yes No Seller and Principal Broker agree that the Property is listed in full compliance with local, state and federal Fair Housing Laws, including, but not limited to, non-discrimination based on race, color, religion, sex, handicap, familial status, or national origin.  Seller elects that any offers to purchase the Property and all negotiations shall be submitted by the Listing Broker or authorized agent of Principal Broker.
(Listing or Selling)  Seller understands that any cooperating broker (subagent, buyer-agent or broker agent) or his representative has the right to participate in the presentation to the Seller of any offer to purchase secured or obtained by said cooperating broker. Said cooperating broker or their agent does NOT have the right to be present at any discussion or evaluation of that offer between the Seller and the Principal Broker. However, if the Seller gives written instructions to the Principal Broker that the cooperating broker NOT be present when an offer that the cooperating broker has secured is presented, the cooperating broker has the right to a copy of the seller's written instructions but may NOT be in attendance at the presentation of said offer. None of the foregoing diminishes the Principal Broker's right to control the establishment of appointments for such presentations.  Seller hereby authorizes the Principal Broker to continue to submit all offers to Seller until: (initial one)  1. Seller has fully executed formal contract  AC 2. Closing on Property  Seller hereby authorizes the Principal Broker to obtain a copy of the contract of sale, including any contract revisions or modifications, from the Seller's attorney.  The undersigned Principal Broker agrees to make diligent efforts to effect a sale of said Property. Seller authorizes the Principal Broker to use his/her discretion in determining the appropriate marketing approach, unless a specific marketing plan is signed by the parties to this Agreement and attached hereto.

Rule 175.24 of the Rules and Regulations under article 12A of the Real Property Law requires the following explanation:

An "Exclusive Agency" listing means that if you, the owner of the property, find a buyer, you will not have to pay a commission to the broker, however, if another broker finds a buyer, you will owe a commission to both the selling broker and your present broker.

An "Exclusive Right to Sell" listing means that if you, the owner of the property, find a buyer for your house, or if another broker finds a buyer, you must pay the agreed commission to the present broker.

## NY State MLS

This listing Agreement shall remain in effect until the property is sold, the listing term expires or upon the written agreement to terminate the listing by both the Seller(s) and the Principal Broker (Licensed Real Estate Broker named herein).

I/We understand the above explanations and all terms of this Agreement.

SELLER: Agustina Como

Principal Broker:\_

LER: Heller T. Soldier Date signed by Seller:

This form is supplied to NY State MLS participant members as a courtesy of the NY State MLS. However, nothing herein shall be construed as making NY State MLS an agent of the Seller, as NY State MLS acts solely as a distributor of this information.