



LISTING CONTRACT EXCLUSIVE RIGHT TO SELL

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 Carolyn Roberts Mike Cole, hereinafter referred to as "Seller", and Dominic Bauer Dixon Realty Licensed 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 12 Acres Pestalozzi & 24th Street, Tell City, IN 47586 - See Attachments,

Legal description: Attached hereinafter referred to as "Property", said Property being described below and in any attached addendum, which, when reviewed and signed by Seller, will become part of this Agreement.

LISTING PRICE: The listing price of Property shall be \$ 120,000.00.

LISTING TERM: The listing shall start on 05/18/2023 and end 11/18/2023 at midnight. Seller agrees to pay to the Principal Broker a brokerage fee of 4 % of the selling price with a minimum fee of \$ 2,000 when earned and in no event later than the time of closing if a purchase offer is accepted by the Seller during the above listing period or any extension thereof. Seller and Principal Broker further agree that if subject property is sold, exchanged, conveyed or contracted to be sold, exchanged or conveyed to anyone during said listing period the Principal Broker shall be entitled to the aforementioned brokerage commission. Seller agrees to allow Principal Broker to compensate any broker(s) who may participate in the sale of the Property. For a period of 90 days after the expiration of this agreement the Principal Broker will be entitled to collect the above agreed upon commission if the property is sold to a buyer that any agent of Dixon Realty been working with during the original listing period.

POSSESSION: Seller to give possession of property to buyer _____ days after closing or Immediate.

PERSONAL PROPERTY: The following items are to be included with the sale of the real estate:

UTILITIES: Seller hereby authorizes the Principal Broker access to information about the utilities that are currently being used or are available at the property. The current utility companies are as follows: _____

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 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 without notifying the Principal Broker.
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 hereby authorizes the Principal Broker to obtain a copies necessary to the sale of the subject property from the Seller's attorney if required.

Further Conditions: _____

By signing below you are acknowledging that you have the full legal right to list, sell or convey the subject property. This is a legally binding agreement, if not understood please seek legal counsel.

X Michael W. Cole 5/18/23
 Seller's Signature Date
Michael W. Cole
 PRINTED
812-719-8853
 Phone#

 Email:

X Carolyn J. Roberts 5/18/23
 Seller's Signature Date
Carolyn J. Roberts
 PRINTED
812-719-8831
 Phone#
KWCROBERTS@comcast.net
 Email:

Dominic Bauer 5-18-23
 Listing Broker's Signature Date
Dominic Bauer
 PRINTED

 Principal Broker's Signature Date

 Printed