

Open Listing Agreement Commission & Permission to Advertise

LIBERTY GARDENS MHP/ NICOLAS YALE ("Seller/Landlord")

ALL FLORIDA HOME SALES INC ("Broker")

The **Seller/Landlord** gives **Broker** permission to show and agrees that the Broker will use diligent effort to (Check as applicable) D sell D lease the **Seller's/Landlord's** Property located at:

321-327 US HWY 41 S, INVERNESS FL 34450 LOT 51 & 2 ("Property")

ANY POTENTIAL BUYER ALFHS SHOWS HOME TO ("Purchaser/Prospect).

The Seller/Landlord agrees that if the sale of the property to the Prospect, or any other prospect brought by **Broker**, is made on 2/14/24 [date] or within _____ days (180 days if blank) thereafter, **Seller/Landlord** agrees to pay **Broker**:

\$ 1000.00

_____ % of the gross purchase price of the Property.

_____ % of the gross lease value of a lease executed regarding the Property.

other pay arrangement (specify) _____ .

In the event of sale, at time of closing the sale, the Seller/Landlord will pay Broker's fee; or at the time of lease execution in the event of lease. If the Seller/Landlord defaults on an executed sales contract or lease with Prospect or if Seller/Landlord agrees with Purchaser/Prospect to cancel an executed sales contract or lease, the Broker's fee is due. If litigation arises from this agreement, the prevailing party is entitled to recover from the non-prevailing party reasonable attorney's costs, expenses, and fees.

Additional Terms:

I give permission for ALFHS ("Broker") to upload my listing to MyStateMLS and any other appropriate real estate-related websites.

I give permission for _____ ("Broker") to install a sign on the Property.

I give permission for ALFHS ("Broker") to advertise the Property on the internet.

Seller/Landlord *Nicolas Yale* dotloop verified
02/13/24 11:58 AM EST
WIKJ-BCRY-WVSF-UBG3 _____

Seller/Landlord _____ Date _____

Authorized Broker or Associate *Tina Alsina* dotloop verified
02/13/24 11:51 AM GMT-
05:00
NMSS-FUWM-K29I-XSXA Date _____

This is NOT an Exclusive Right Of Sale Agreement. It is NOT binding in any other instance except otherwise stated above.