

**MIKE
TINSLEY REALTY, INC.
STANDARD LISTING AGREEMENT**

In consideration of the acceptance of the terms of this Agreement, I/we, the undersigned, hereby authorize **Mike Tinsley** to sell or exchange my/our property hereinafter described as follows:

10091 Road 165 Philadelphia, MS 39350

at a price of \$ 274,500.⁰⁰ Dollars from which price the amount of any encumbrance is to be deducted.

I/We hereby agree that **Mike Tinsley** shall have the exclusive right to sell the above described property for the term of 8 months from the date of this Agreement which will terminate on 11/28, 2024.

I/We further agree to pay a commission of \$10,000.⁰⁰ or 6% if other Broker percent on the price obtained if the property is sold or exchanged by the said **Mike Tinsley** or through any other agency during the continuance of this Agreement; or if it is afterwards sold or exchanged by me or us within three (3) months from the termination of this Agreement to a purchaser to whom it was submitted during the continuance of this Agreement, I/we agree to pay the said **Mike Tinsley** the above said commission on the price for which the property is sold, or on the above listed price, if exchanged. Said commission shall be due and payable at the office of the said **Mike Tinsley** when the first consideration is received, deposited in escrow or otherwise secured, from any sale or exchange of said property.

It is also understood that all taxes for the current year shall, unless otherwise provided for herein, be prorated as of date of the sale.

I/We further agree to furnish a complete merchantable abstract of title and will convey said property on the sale or exchange of same by a good and sufficient warranty deed.

Mike Tinsley is hereby authorized to accept a deposit to be applied on the purchase price and to execute a binding contract for sale or exchange on my/our behalf.

I/We further agree that while this Agreement continues in force, I/we will not sell or negotiate for the sale or exchange of the property except through **Mike Tinsley** nor give any other broker, firm or person authority to sell or exchange said property, or sell or exchange the same myself/ourselves except subject to this Agreement, that I/we will quote no price or terms except as herein named, that I/we will promptly report all inquiries to you and cooperate in good faith with you in disposing of said property.

Mike Tinsley is hereby authorized to place a "For Sale" sign on this property and to remove all other signs, and to advertise said property.

Special Provisions:

Anything after 11/28 is null & void.
*Reduced to 264,900 4/24/24

Executed in duplicate this the 28 day of March, 2024.
(Signature of Owner) [Signature] (Address) 10091 CR 165

I/We hereby accept the above Agreement and agree to use my/our efforts during the continuance of this Agreement towards effecting a sale of said property.

Executed in duplicate this _____ day of _____, 20____.
(Signature of Agent) _____