

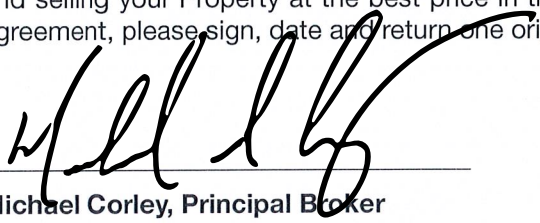
Corley Real Estate (NYS DOS Lic. No. 10991238898) is pleased to provide you our marketing and brokerage services for the sale of **363 Remsen Avenue Brooklyn New York 11212** (the "Property") in accordance with the following:

1. You hereby grant us the exclusive right to sell the Property. Our Agreement will be effective the date it was fully executed and will terminate on **September 10, 2024**
2. You represent to us that you are either the owner of the Property or their appointed Agent, Executor, Guardian or Administrator and fully authorized to offer the Property for sale and enter into this Agreement. You authorize us to offer the Property for sale at the price set forth below or subsequently authorize by you in writing and you agree that we may rely on all information you provided to us about the property.
3. Upon signing this Agreement, you authorize us - unless otherwise specified by you in writing - to immediately disseminate the listing information to the public; and to simultaneously solicit the cooperation of other duly licensed real estate brokers in New York City to act as agents for prospective purchasers. You understand that we represent you except if another Corley Real Estate agent represents the buyer. In that case, Corley Real Estate will be a dual agent with designated agents representing the seller and buyer. In all instances, Corley Real Estate will treat all parties fairly and honestly. A description of the different types of Agency relationships can be found on page 3 of this Agreement.
4. We agree to offer the Property for sale; advertise it; photograph (if appropriate) for advertising purposes; produce floor plans; arrange inspections; and submit to you and negotiate all offers made by prospective purchasers. We agree to advertise the Property at our expense, including listing the Property on corleyre.com, zillow.com, homes.com, New York State MLS and other real estate websites. You authorize us to create and direct all advertising and marketing. You agree that no other advertising or marketing, including listing on the Internet, by you or others ~~will be prohibited~~ unless we specifically authorize it. *is permitted*
5. During the term of this Agreement, you agree to refer to us all inquires, proposals and offers you receive regarding the Property. Including, but not limited to, those from principals and other brokers. You agree to conduct all negotiations with respect to the sale, rent or other disposition of the Property exclusively through us.
6. In the event the Property is sold pursuant to this Agreement, you agree to pay us a commission equal to five (5%) of the sale price. If a sale is consummated through a co-broker, the five percent (5%) commission can be shared with the procuring co-broker with Seller (You) approval. Seller acknowledges they do not have to pay a commission to a procuring co-broker. Seller also acknowledges that should they approve us sharing commission with a procuring co-broker that they agree to pay their portion directly at closing. If you, another broker, finder or other person finds a purchaser of the Property during the term of the Agreement, you agree to pay us the full commission.
7. If, during the term of this Agreement, you decide to offer the Property for rent either simultaneously with or instead of for sale, Corley Real Estate will have the exclusive right to rent the Property.
8. Within Five (5) business days after the expiration of this Agreement, we will deliver to you a list in writing of no more than eight (8) names of the persons who inspected the property during the listen term. If within ninety (90) days after the expiration of this Agreement, a contract is signed to sell the Property to a person on said list, we shall be entitled to the commission provided for in paragraph 6. At the end o this exclusive term, the listing will automatically convert to an open, non-exclusive listing with us unless you advise us to the contrary.
9. In the event the purchaser defaults and does not close and you receive any funds or retain any deposits as a result of a contract of sale signed by a person introduced during the term of this Agreement, you agree to pay us a commission in accordance with paragraph 6 of this Agreement on such amounts retained.
10. In the event this Agreement is terminated before its expiration date above in paragraph 1, Corley Real Estate shall retain its contractual rights (including but not limited to recovery of its commission,

advertising expense and/or any other damages) incurred by reason of an early termination of the Agreement by Seller.

11. You hereby acknowledge that, pursuant to Article 14 of the New York State Real Property Law, all Sellers of 1-4 family residences (excluding condominiums, cooperatives and any unimproved land) must provide buyers with detailed Property Condition Disclosure Statements before entry into a binding contracts.
12. In order to comply with Federal laws regarding disclosure of information on lead based paint, we are attaching a copy of the publication "Protect Your Family from Lead in Your Home" and the disclosure which you must fill out and ^{return to us} return to us with this Agreement. You hereby acknowledge that we have informed you of your obligation under the Lead Pain Disclosure Law and that you are aware of your responsibility to ensure compliance herewith.
13. You hereby acknowledge that we conduct business in accordance with all federal, state and local fair housing laws. It is our policy to provide housing opportunities to all person regardless of age, citizenship, color, presence of children, handicap, marital status, national origin, lawful occupation, lawful source of income, race, religion, sex or sexual orientation.
14. At the time of closing, Seller (you) may be required to deposit the Agent's (our) commission with the county clerk where the property resides in the event that Seller does not pay the Agent its commission as set forth herein. Seller's obligation to deposit the agent's commission with the county clerk may be waived by the Agent.

Corley Real Estate and is committed to presenting your property to as many well qualified customers as possible and selling your Property at the best price in the shortest time. If the foregoing meets your understanding and agreement, please sign, date and return one original and retain one for your files.



Michael Corley, Principal Broker

Corley Realty Group, Inc.

147 Prince Street
Brooklyn NY 11201
(718) 569-5760
info@corleyre.com

List Price:	\$725,000
Property Taxes:	\$6,429 / year
HOA/Maint:	\$ N/A

AGREED & ACCEPTED

Seller: Arleen Brooks

Arleen Brooks

Seller: _____

Date: 5-13-24 Phone: **(585) 451-6472** Email: **alreenab@aol.com**

Additional Required Disclosures:

- New York State Disclosure of Agency Relationships (see next page)
- Agency Disclosure form
- Property Condition Disclosure Statement
- NYS Housing and Anti Discrimination form
- Lead Paint Hazard Disclosure form
- "Protect Your Family from Lead in Your Home" pamphlet