

**FOUR SEASONS REAL ESTATE OF LOUISIANA**  
**3605 S. FIRST STREET, JENA, LA 71342**



**318-992-8092**

**EXCLUSIVE AUTHORIZATION TO SELL OR EXCHANGE**

AGREEMENT entered into on the 10<sup>th</sup> day of June year 2024  
between Larry J. Andrews, Weda Steve McClure, Theda hereafter referred to as OWNER, and FOUR SEASONS  
REAL ESTATE OF LOUISIANA, LLC, hereafter called BROKER.

In consideration of the BROKER agreeing to use reasonable efforts to sell or exchange the property described herein,  
OWNER does hereby employ and grants property for a period of 9 months expiring 3-10-2025 at 12:00  
midnight and during this period this agreement shall be irrevocable without written consent of OWNER and BROKER.

This property involved in this agreement is more particularly described as follows:

3237 & 3241 Rock Road Scilly Island, LA 71368

Lot 7 of Unit 1 of Bayou Louis Campsite Subdivision located in Sec. 18, T9N-R8E  
Catahoula Parish

The following items of movable property are to be included in the price stated below: All furnishings  
except TV, army cots

The BROKER is granted the sole authority to advertise and post signs on the property and to accept a non-interest bearing  
deposit, subject to sale conditions recited herein, if any, in such amount as BROKER shall deem reasonable.

The price, conditions and terms for which the property is to be sold are: \$160,000  
One hundred sixty thousand dollars or for any other price or on such terms as may hereafter  
be agreed upon in writing. The BROKER makes to representations, warranties, or guaranty of a sale or exchange.

BROKER will be entitled to a commission of 5% of the gross value of sale or exchange in the following  
circumstances but not limited to the only those circumstances listed below:

A) If the property is sold or exchanged through the efforts of the BROKER or BROKER'S agents or  
contractors. For the purposes of this provision, it is irrelevant when the sale or exchange actually takes  
place; if BROKER or broker's agents or contractors make efforts that lead to the sale of the subject property, the the  
commission is earned and owed.

B) If the BROKER locates a prospect ready, willing, and able to purchase or exchange for the  
property, and the OWNER refuses or neglects to consummate the sale.

C) If the property is sold or exchanged while this agreement is in force, by the OWNER or anyone else.

D) If a sale or exchange is consummated with anyone to whom said property has been quoted during the term of  
this contract if said sale or exchange occurs within one hundred eighty (180) days after the expiration or  
termination of this contract. However this provision shall not apply if another licensed real estate broker during  
this protection period. The 180 day term shall not be construed to apply to other theories of recovery of  
BROKER'S commission under this contract.

E) If the OWNER should withdraw the property from sale or exchange during the period of this

agreement or otherwise prevent the BROKER from selling or exchanging the property or in any way interfere with the BROKER selling or exchanging the property.

It is expressly agreed that nothing in this contract shall be construed to deprive BROKER of a commission under the procuring cause doctrine in the event of a real estate transaction taking place after this contract expires.

If the property is leased through the effort of the BROKER or BROKER'S agents or contractors, or if the BROKER locates a prospect ready, willing, and able to lease the property, or in the event the property is leased while this agreement is in commission on the following terms and conditions: \_\_\_\_\_

BROKER shall have the right to purchase the property or participate as a principal in an exchange thereof and, in such case, title to the property shall be conveyed to the BROKER or its designee.

If there is an exchange of properties, the BROKER may represent and receive commissions from both parties and cooperate with other BROKERS or divide with them the commissions earned.

OWNER agrees to refer all applicants, offers and inquiries to BROKER and not to interfere in the sale of the property during the term of this contract.

OWNER specifically authorizes BROKER to distribute sales information regarding the sale or exchange of this property to computer multi-list service.

OWNER hereby represents that to the best of his knowledge, information and belief, there are no termites, in the buildings on the real estate hereinabove described, and if termites are found in said buildings and it is known that such condition existed prior to the date of the closing of the sale thereof, OWNER hereby agrees to hold BROKER harmless from any and costs, damages or expenses to which BROKER may be subjected arising in connection therewith. OWNER agrees to furnish termite/health inspection report upon request.

BREACH OF AGREEMENT BY OWNER: In the event OWNER fails to comply with this agreement, the BROKER shall have the right to demand specific performance and the BROKER shall have the right to recover from OWNER any costs and/or fees including expenses or commission payments and reasonable attorney's fees, incurred as a result of this agreement or breach thereof rendered by a court of competent jurisdiction or by mutual agreement with BROKER.

I/WE warrant that I/WE am/are the OWNERS of the property and/or have the authority to execute this agreement.

IN WITNES WHEREOF, the parties hereto have executed this agreement in duplicate originals, on the date first above written.

OWNER: Larry A. Anderson, Heidi P. Anderson  
ADDRESS: 117 Rebel Dr.  
0119 LA 71465

DATE 6-10-24  
PHONE# 318-316-1498

OWNER: Stephen J. McClure, Theda McClure  
ADDRESS: 270 Nig Rd.  
0119 LA 71465

DATE 6-10-24  
PHONE# 318-229-2354

FOUR SEASONS REAL ESTATE OF LOUISIANA

BROKER: Charlotte Cuspy

DATE: 6/10/24

DESIGNATED AGENT: Margaret Powell

DATE: 6/10/24

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.