



EXCLUSIVE RIGHT TO SELL AGREEMENT

THIS AGREEMENT is effective from March 1, 2024 and confirms that Alberta Johnson, Executor of the Estate of Collier Crawly, (referenced "Owner" for purposes of this agreement) has appointed BRENTON REALTY, INC. to act as Broker for the sale of property identified as 72 Miller Road, Southampton, NY 11968.

In return for the Broker's agreement to use Broker's best efforts to sell the above property, the Owner(s) agree (s) to grant the Broker the **EXCLUSIVE RIGHT TO SELL AGREEMENT** (please see type of listings explanation at the end of this document) to sell this property under the following terms and conditions:

- 1) This agreement shall be effective from the above date and shall expire at midnight on 9/1/24.
- 2) The property will be offered for sale at a list price of 1,225,000 and shall be sold, subject to negotiation at such price and upon such terms to which Owner(s) may agree.
- 3) The Owner(s) hereby agree(s) to pay the Broker a commission of 5% of the selling price. Both the Owner(s) and the Broker hereby acknowledge that the above commission rate was not suggested or influenced by anyone other than the parties to this Agreement. The Broker shall be permitted to cooperate with other licensed brokers on a sub-agency basis @1.5%. It is understood that Broker shall pay commission to sub-agent, if any, from commission received by the Broker pursuant to this Agreement.
- 4) The Broker is authorized by this document to act solely as an agent of the property owner and Owner(s) agree to have all negotiations performed by the Broker.
- 5) Broker is (X) is not () authorized to place a For Sale sign on the property.
- 6) The Broker shall promptly provide Owner(s) with an official office copy of the listing agreement.
- 7) Within ten (10) days after the expiration of this listing term, we shall deliver to you a list of names of persons who inspected the premises during the listing term. If within six (6) months after the expiration of this listing term a contract is signed to sell the premises to a person on said list, we, the listing broker, shall be entitled to the same commission agreed to in this agreement.
- 8) Additional Points of Agreement, if any:
- 9) Owner(s) and Broker agree that no change, amendment, modification or termination of this Agreement shall be binding on any party unless the same shall be in writing and signed by the parties hereto.

Alberta Johnson, Executor
Alberta Johnson, Executor

Ruthanne Pigott
Ruthanne Pigott, Licensed Real Estate Broker

THE HUMAN RIGHTS LAW OF THE STATE OF NEW YORK PROHIBITS A BROKER FROM DISCRIMINATING IN THE SALE OR RENTAL OF REAL PROPERTY BASED UPON RACE, CREED, COLOR, NATIONAL ORIGIN, SEX, AGE, DISABILITY, OR MARITAL STATUS.

LISTING AGREEMENTS. The forms of listing agreements or employment contracts, used in New York State are: 1) Exclusive Agency Listing, and 2) Exclusive Right to Sell Listing. Their similarities and differences are examined below.

EXCLUSIVE RIGHT TO SELL LISTING: In an Exclusive Right to Sell Listing only one broker is appointed as sole agent of the seller and is given the exclusive right or authorization to represent the property in question. Under this form of contract the seller must pay the broker a commission regardless of who sells the property if it is sold while the listing is in effect. If the seller gives the broker an exclusive right to sell listing but finds a buyer without the broker's assistance, the seller must still pay the broker a commission.

EXCLUSIVE AGENCY LISTING: In an Exclusive Agency Listing only one broker is specifically authorized to act as the exclusive agent of the principal. Under this type of agreement, the seller retains to sell the property himself or herself without the obligation to the broker providing that the broker did not directly nor effectively promote the sale.

BRENTON REALTY