

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENTMLS# 11292885

This is a legally binding contract, if not fully understood seek competent legal advice before signing.

This Exclusive Right to Sell Listing Agreement, hereinafter referred to as "Agreement", is between David Blejec, Stefanie Blejec, hereinafter referred to as "Seller", and Stanley J. Nowak (SJ Novak Realty), Licensed Real Estate Broker, hereinafter referred to as "Principal Broker".

Seller hereby gives to Principal Broker the sole and exclusive right to sell the property located at 171 Winterton Rd. Bloomingburg RD., hereinafter referred to as "Property", said Property being described below and in any attached addendum, which, when reviewed and signed by Seller, will become part of this Agreement. Seller agrees that within 10 days Seller will review and approve the accuracy of the Property listing as it appears in My State MLS. A copy of the Property listing will be provided by the Principal Broker via fax, email or mail and Seller will advise the Principal Broker of any necessary changes. Information on said attached addendum is deemed reliable but not guaranteed by the Seller or Seller's representative(s). The listing price of Property shall be \$ 7,000,000.00.

Seller authorizes Principal Broker to submit this listing information to MY State MLS, a multiple listing service, within 48 hours of the start date of the contract and to make an offer of cooperation or compensation to all participants of MY State MLS and to any other licensed broker(s) with whom the Principal Broker deems that cooperation is in the seller's interest.

The listing shall start on 5/10/2024 and end 5/10/2025 at midnight.

Seller agrees to pay to the Principal Broker a brokerage fee of 4 (Four) % of the selling price when earned and in no event later than the time of closing if a purchase offer is accepted by the Seller during the above listing period or any extension thereof. Seller and Principal Broker further agree that if subject property is sold, exchanged, conveyed or contracted to be sold, exchanged or conveyed to anyone during said listing period the Principal Broker shall be entitled to the aforementioned brokerage commission.

Seller agrees to allow Principal Broker to compensate any MY State MLS member broker(s) who may participate in the sale of the Property. Seller hereby authorizes the Principal Broker to offer the following compensation to be a portion of the agreed upon commission or other compensation:

1 (One) % commission to a Buyer's agent

3 (Three) % commission to a Broker's agent

0 % commission to a sub-agent.

The Principal Broker may compensate any broker who is not a member of MY State MLS at the Principal Broker's sole discretion. However, Seller is entitled to disclosure of any such compensation arrangement.

Seller also agrees if a sale of the Property is made within 180 days after the expiration date of this agreement to any purchaser to whom the Property was shown by anyone during the term of this agreement, the said brokerage fee, as indicated above, will be paid to the Principal Broker. However, the Seller shall not be obligated to pay such brokerage fee if the Property is listed in writing with another licensed real estate broker during such 180 day period.

SN 5/8/24 Principal Broker
Initial & Date

X SB 5/11/24 Seller
Initial & Date



New York State Form

I/We understand the above explanations and all terms of this Agreement.

X SELLER: Stephan Blazer 5/11/2024 Principal Broker: Stephan Blazer 5/8/2024

X SELLER: [Signature] Date signed by Seller: 5/10/2024

This form is supplied to MY State MLS participant members as a courtesy of the MY State MLS. However, nothing herein shall be construed as making MY State MLS an agent of the Seller, as MY State MLS acts solely as a distributor of this information.

The Participating Broker may attach any additional forms to this contract to adhere to any laws where the property is located.