

MLS# _____



BARBARA S. TRAMMELL, BROKER
JONATHAN M. LAVERNE, AGENT

P.O. Box 356 Terlingua, TX. 79852

Phone: 432-371-2430 or 432-371-2414 Barbara / 832-403-1942 or 432-371-2092 Jonathan

Email: bigbendrealty@gmail.com or Jonathan@bigbendrealtytx.com

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

LISTING AGREEMENT - EXCLUSIVE RIGHT TO SELL

SELLER(S) Lecia Robertson Fisher hereby grants unto *BROKER* the exclusive right to sell for a period of three months or until canceled from date hereof, the following described property in Brewster County, Texas:

SECTION: 216 **BLOCK:** 34 **GRANTEE:** _____

ACREAGE: 5 **PID:** 16006 **Tract No:** G099

ADDRESS:

DESCRIPTION: BLK 216, SEC 34, TR: G99

For a gross sales price of \$ 7,500.00 on the following terms:

CASH ONLY: n/a DOWN PAYMENT: \$ n/a or n/a% INTEREST RATE: n/a%

PAYOUT PERIOD: n/a years

SELLER(S) agree to pay PRINCIPAL BROKER, in County of Broker's residence, a commission of \$1000.00, if the Principal Broker procures a willing and able buyer during the term of this agreement at price and terms agreeable to Seller(s), or anyone else sells, exchanges, rents, leases, on otherwise transfers the property during the term of this agreement, or within 90 days after the cancellation of this agreement, upon receipt of a list of such parties given to Seller by Principal Broker.

This listing shall start on 07/16/2024 and end on 10/16/2024 at Midnight (12:00 a.m.).

During the Term of this Agreement:

- 1. Seller(s) hereby authorizes the Principal Broker the right to advertise the property, cooperate with other brokers, and to erect a for sale sign. The rate of a real estate commission is negotiable between the Seller and Broker. Broker agrees to exert their best efforts to locate a purchaser; this includes printed media, website, and Multiple Listing Services (MLS), and social media. (please

initial) ^{DS}
LR

MLS# _____

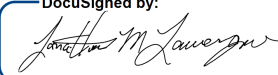
- 2. Seller(s) agrees to refer any and all inquiries concerning the Property to the Principal Broker. (please initial) LR
- 3. Seller(s) hereby authorizes the Principal Broker to make and use photographs and promotional materials of the Property for advertising as the Principal Broker may deem advisable, and these promotional materials shall be and remain the sole property of the Principal Broker. (please initial) LR
- 4. Seller(s) agrees to accept a binder or purchase contract for cash or contingent on the purchaser's ability to obtain financing, providing any and all other contingencies in the binder or purchase agreement are acceptable to Seller. Any offer or counter-offer, further negotiations shall be presented within 24 hours of making the offer. (please initial) LR
- 5. Seller(s) elects that any offers to the purchase agreement and all negotiations shall be submitted by the Principal Broker or their authorized agent either by email or telephone. (please initial) LR
- 6. Seller(s) authorize Principal Broker or their authorized agent to obtain the physical 911 address, to be used on the MLS and any other publications; if one has not been issued to the property as of the date of this contract. (please initial) LR

Seller(s) and Principal Broker agree that the Property is listed in full compliance with local, state, and federal Fair Housing Laws, including, but not limited to, non-discrimination based on race, color, religion, sex, handicap, familial status or national origin.

This listing Agreement shall remain in effect until the property is sold, the listing term expires or upon written agreement to terminate listing by both the Seller(s) and the Principal Broker (Licensed Real Estate Broker name herein).

DocuSigned by:

 DATE: 7/16/2024
 Seller: _____

DocuSigned by:

 Date: 7/16/2024
 Jonathan M. Lavergne, Agent
 TEXAS AGENT'S LICENSE: 795082

 Spouse/Partner: DATE: _____

 Date: _____
 Barbara S. Trammell, Broker
 TEXAS BROKER'S LICENSE: 225052

ADDRESS: 1360 Green Hills Crt
Duncanville, TX 75137

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Email: leciarobertson77@gmail.com