ZUILL REALTY

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THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD WE RECOMMEND CONSULTING AN ATTORNEY BEFORE SIGNING

PROPERTY I OCCUPATION AND AND AND AND AND AND AND AND AND AN
PROPERTY LOCATION 22 5 m / CONTRACT
OWNER Jana M. Balungs TAXMAP#
OWNER'S ADDRESS 2479 C + 11 PHONE 607-369-2499
LISTING AGENT The Live Stree PO Box 423 (mailing)
BROKER Sziell Lait
1. OWNERSHIP OF PROPERTY AND POWER TO SIGN CONTRACT. I am the OWNER(S) of the property at the above 2. HOME FOULTY THEFT TO SIGN CONTRACT.
location. I have complete legal authority to sell, exchange or lease the above property.
represents that (A) ONLY PREVENTION ACT (PEAT PROPERTY
2. HOME EQUITY THEFT PREVENTION ACT (REAL PROPERTY LAW SECTION 265) OWNER acknowledges and represents that (A) OWNER is aware of the Home Equity Theft Prevention Act as it affects the sale of real property; (B) OWNER (C) there are no actions pending against the property by reason of there being payments due and unpaid for two months or more; lien sale list. OWNER hereby covenants and agrees to immediately notify BROKER in writing of any change in circumstance that 3. GRANT OF EVEL HOURS.
In consideration
grapts to the BROWNER (the word OWNER refers to each and BROKER undertaking to find a purchaser for the
noin /// / / / / / / / / / / / / / / / / /
to Until midnight on
the DRURER deems it to be appropriate to a confer cooperating
federal fair have
4. FAIR HOUSING The property is listed and shall be made available to all persons in full compliance with local, state and orientation, disability, familial status, marital status and military status and any other prohibited factors.
5. OWNER'S AUTHORIZATION AND OBLIGATION The OWNER:
b) Grants the BROKER exclusive "FOR SALE" and "SOLD" sign privilege on the Property, Yes No d) Agrees to week
d) Agrees to refer any and all :
d) Agrees to refer any and all inquiries concerning the property to the BROKER,
e) Authorizes the use of a lockbox Yes [] No [] Not Applicable, and f) Authorizes the dissemination and marketing of the Property on the worldwide web Yes [] No Initials: OWNER: Page 1 of 4
Initials: ONNER OW R
OWNER:
Page 1 of 4

OWNER agrees that the prokerage fee will be	15. AMOUR	VT OF BROKERAGE FEE	1	MLS#
The commission offered by the BROKER to sub agents shall be The commission offered by the BROKER to Broker's agents shall be The commission offered by the BROKER to Broker's agents shall be The commission offered by the BROKER to Broker's agents shall be The commission offered by the BROKER to Buyer's agents shall be The commission offered by the BROKER to Buyer's agents shall be The commission offered by the BROKER to Buyer's agents shall be The commission offered by the BROKER to Buyer's agents shall be The commission offered by the BROKER to Buyer's agents shall be The commission offered by the BROKER to Buyer's agents shall be The commission of this Broker to the Property, or an agreement to exchange the Property, is secured by the OWNIRG or by any other person at the sales price and terms contained in this contract or for any other sales price and terms acceptable to OWNIRG, or If within days after the expiration of this agreement (the "protection period", or any extension thereof, the Property is a bend to agreement of the protection period and a sale property has been shown and/or with whom negotiations have been had during the term of this agreement, or agreement is entered into mother licensed real estate BROKER during the protection period and a sale, to the sale of exchange of the property is made during the term of the protection period and a sale, to the sale of exchange of the property is made during the term of the protection period. The subsequent PURCHASE OFFERS OWNER should consult an attorney regarding any subsequent offers because a binding contract for the Property way already exist and brokerage commission claims may be involved. The subsequent property of the BROKER shall retain all of its contract rights, which may include, and prior to the expiration of the acommission, advertising expenses and any other damages incurred by reason of OWNER's arithriting to the Evroperty of the Property Condition Disclosure Statement to a propertic part only upon final sale of the Property.	The same	rees that the brokerage fee will	1h. 6.	
16. BROKERAGE FEE: WHEN DUE AND PAYABLE OWNER agrees that the brokerage fee hereinafter set forth will be due and payable to the BROKER: and payable to the BROKER: a) If prior to expiration of this listing contract a purchaser for the Property, or an agreement to exchange the Property, is secured by the OWNER or by any other person at the sales price and terms contained in this contract or for any other sales price and terms acceptable to OWNER, or the Property is sold, leased or exchanged or agreed to be sold, leased or exchanged to anyone the Property has been shown and/or with whom negotiations have been had during the term of this agreement, or agreement is entered into with another licensed real estate BROKER during the protection period and a sale, and the property is made during the term of the protection period. 17. SUBSEQUENT PURCHASE OFFERS OWNER should consult an attorney regarding any subsequent offers because a blanding contract for the Property may already exist and brokerage commission claims may be involved. 18. TERMINATION OWNER understands that if OWNER terminates the BROKER's authority prior to the expiration of the acommission, advertising expenses and any other damages incurred by reason of OWNERS early termination of the acommission, advertising expenses and any other damages incurred by reason of OWNERS early termination of the property. The selling price will be published to the NYSMLS participants only upon final sale of the Property. 20. PROPERTY CONDITION DISCLOSURE BROKER has advised me that it is my obligation to complete and deliver a update and deliver to the buyer are vised Property Condition Disclosure Statement to a buyer or buyer's agent prior to the buyer signing a binding contract of sale and to materially inaccurate a Property Condition Disclosure Statement frowloadly provided by me to be the buyer. 21. PRESENCE OF AUDIO/VIDEO RECORDING DEVICES Owners/Landbords/Property Managers are advised that it is in otherwise occumenting the conversation of an individual during r	The commiss	ion offered by the BROKER t	of the gross	selling price or S
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Page 3 of 4

- 6. USE OF LISTING CONTENT; INTELLECTUAL PROPERTY LICENSE Unless OWNER delivers to BROKER a written certification, in a form acceptable to BROKER that OWNER does not desire the listing content to be disseminated by a multiple listing service, OWNER acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by OWNER to BROKER'S agent (the "Owner Listing Content"), or otherwise obtained or produced by BROKER or BROKER'S agent in connection with this agreement (the "Broker Listing Content"), and any changes to the Seller Listing Content or the Broker Listing Content, may be filed with one or more multiple listing services, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. OWNER hereby grants to BROKER a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish, display and reproduce the Owner Listing Content, to prepare derivative works of the Owner Listing Content, and to distribute the Owner Listing Content or any derivative works thereof. OWNER represents and warrants to BROKER that the Owner Listing Content, and the license granted to BROKER for the Owner Listing Content, does not violate or infringe upon the rights, including any copyright rights, of any person or entity. OWNER acknowledges and agrees that as between OWNER and BROKER, all Broker Listing Content is owned exclusively by the BROKER, and OWNER has no right, title or interest in or to any Broker Listing Content.
- 7. POSSESSION OF KEY TO PROPERTY The OWNER understands that providing the BROKER with a key and/or lockbox to the Property does not in any way make the BROKER the custodian of the Property or responsible therefore.
- 3. MARKETING ACTIVITY The OWNER grants to the BROKER full discretion to determine the appropriate marketing approach for the Property. BROKER will undertake to provide a ready, willing and able purchaser and in order to do so will engage in marketing activity which may include advertising, showing of the listed premises and/or the conducting of open houses.
- 9. RENTAL OF PROPERTY Should the OWNER rent the Property during the term of this agreement, the OWNER hereby grants to the BROKER the exclusive right to rent the property, and the exclusive right to place a "FOR RENT" sign on the Property. In the event the OWNER rents the property during the term of this agreement, the OWNER agrees to pay the BROKER Furthermore, if the lessee purchases the herein described real property during the term of the lease or any renewal or extension thereof, the OWNER agrees to pay the BROKER the selling commission as
- 10. RESTRAINT OF TRADE The OWNER acknowledges and understands that the NYSMLS does not engage in any agreement or activity which recommends, fixes, suggests, controls or maintains any commissions or commission divisions related to the sale of listed property. Commissions or fees for real estate services to be provided herein are negotiable between OWNER and
- 11. ONE COMMISSION In utilizing sub agency, broker agency and/or buyer agency as described below, OWNER will not be
- 12. SUB AGENCY OWNER authorizes the BROKER to cooperate with and, as set forth below, compensate subagents. OWNER acknowledges that he/she could be liable for the misrepresentation(s), if any, of a subagent. In the event OWNER suffers a loss as a result of a misrepresentation of a subagent, OWNER may be entitled to bring legal action against such subagent for reimbursement of such loss. [] Yes [No
- 13. BROKER AGENCY OWNER authorizes the BROKER to cooperate with and, as set forth below, compensate Broker's agents. As a general rule, the Broker's agents owe fiduciary duties to the BROKER and the OWNER. The OWNER is not vicariously liable for the conduct of a Broker's agent. [] Yes [] No
- 14. BUYER AGENCY OWNER is not bound to compensate buyer's Broker. OWNER authorizes the BROKER to cooperate with and, as set forth below, compensate buyer's Brokers. Buyer's Brokers represent only the interest of the buyer. HIYes | INO

Initials: OWNER:	OWNED
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MLS	#		
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24. EXPLANATION OF TYPES OF LISTINGS AND ACKNOWLEDGMENT OF EXPLANATIONS

- An "Exclusive Right to Sell" listing means that if you, the OWNER of the Property, find a buyer for your Property, or if another BROKER finds a buyer, you must pay the agreed commission to the present BROKER.

 b) An "Exclusive A read to the present BROKER."
- An "Exclusive Agency" listing means that if you, the OWNER of the Property, find a buyer, you will not have to pay a commission to the BROKER. However, if another BROKER finds a buyer, you will owe a commission both the selling BROKER and your present BROKER.

ACKNOWLEDGMENT: OWNER hereby acknowledges the receipt of Explanation of Exclusive Right to Sell and Exclusive Agency types of listings.

Jane M. Balungs	Daplatiation of Exclusive Right to Sell and
25. AT THE TIME OF CLOSING, YOU MAY BE REQUIRE	OWNER RED TO DEPOSIT THE BROKER'S COMMISSION WITH THE AY THE BROKER HIS OR HER COMMISSION AS SET FORTH KER'S COMMISSION WITH THE COUNTY CLERK MAY BE
26. ENTIRE AGREEMENT The OWNER has read and un acopy thereof. This agreement shall be a like the state of the	

26. ENTIRE AGREEMENT The OWNER has read and understands this agreement and does hereby acknowledge receipt of a copy thereof. This agreement shall be binding upon the parties hereto, their heirs and assigns. This agreement contains the entire agreement of the parties and supersedes all prior agreements or representations, or all or written, with respect to the Property which parties.

This agreement may not be amended, modified or changed except in writing signed by both

BROKER Ledy 11/1/24
Date

LISTING AGENT

Date

OWNER Date