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NY State MLS

EXCLUSIVE RIGHT TO RENT LISTING AGREEMENT

ML# _____

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

This Exclusive Right to Rent Listing Agreement, hereinafter referred to as "Agreement", is between Fran Schiff **FRAN SCHIFF**, hereinafter referred to as "Lessor", and Woodstock Way Realty LLC, Licensed Real Estate Broker, hereinafter referred to as "Principal Broker".

Lessor hereby gives to Principal Broker the sole and exclusive right to rent the property located at 300 Budd B, Woodbourne, NY 12788, hereinafter referred to as "Property", said Property being described in the attached addendum, which, when reviewed and signed by Lessor, will become part of this Agreement. Lessor agrees that within 10 days Lessor will review and approve the accuracy of the Property listing as it appears in the NY State MLS. A copy of the Property listing will be provided by the Principal Broker via fax, email or mail and Lessor will advise the Principal Broker of any necessary changes. Information on said attached addendum is deemed reliable but not guaranteed by the Lessor or Lessor's representative(s). The listing price of Property shall be \$ 920/month.

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

The listing shall start on 12/26/2024 ~~01/01/2025~~ and 06/25/2025 midnight. Lessor agrees to pay to the Principal Broker a brokerage fee of \$920 or — of the renting price when earned and in no event later than the time of closing if a lease offer is accepted by the Lessor during the above listing period or any extension thereof. Lessor and Principal Broker further agree that if subject property is sold, leased, exchanged, conveyed or contracted to be sold, leased, exchanged or conveyed to anyone during said listing period the Principal Broker shall be entitled to the aforementioned brokerage commission. Lessor agrees to allow Principal Broker to compensate any NY State MLS member broker(s) who may participate in the leasing of the Property. Lessor hereby authorizes the Principal Broker to offer the following compensation to be a portion of the agreed upon commission or other compensation: —

50% commission to a Buyer's agent

0 commission to a Broker's agent

commission to a sub-agent.

The Principal Broker may compensate any broker who is not a member of NY State MLS at the Principal Broker's sole discretion. However, Lessor is entitled to disclosure of any such compensation arrangement. Lessor also agrees if a lease of the Property is made within 90 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 Lessor shall not be obligated to pay such brokerage fee if the Property is listed in writing with another licensed real estate broker during such 90 day period.

Principal Broker

Fran Schiff Lessor

RL 12/27/24 Initial & Date

FL 12/27/24 Initial & Date

During the term of this Agreement:

1. Lessor hereby authorizes the Principal Broker to make and use photographs and promotional material 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.
2. Lessor grants to the Principal Broker the sole and exclusive right to affix and maintain the Principle Broker's "For Rent" sign on the Property: ___ Yes X No (check "Yes" or "No").
3. Lessor agrees to refer any and all inquiries concerning the Property to the Principal Broker.
4. Lessor agrees to accept a binder or rental contract for cash or contingent on the Lessee's ability to obtain conventional financing, providing any and all other contingencies in the binder or purchase agreement are acceptable to Lessor.
5. Lessor agrees not to rent or lease the Property during the term of this Agreement.
6. Lessor agrees that a lock box supplied by Principal Broker shall be installed: X Yes ___ No
Lessor 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.

Lessor elects that any offers to rent, lease, or purchase the Property and all negotiations shall be submitted by the ___ Listing ___ Broker or authorized agent of Principal Broker.
(Listing or Selling)

Lessor understands that any cooperating broker (subagent, buyer-agent or broker agent) or their representative has the right to participate in the presentation to the Lessor of any offer to lease secured or obtained by said cooperating broker. Said cooperating broker or their agent does NOT have the right to be present at any discussion or evaluation of that offer between the Lessor and the Principal Broker.

However, if the Lessor gives written instructions to the Principal Broker that the cooperating broker NOT be present when an offer that the cooperating broker has secured is presented, the cooperating broker has the right to a copy of the Lessor's written instructions but may NOT be in attendance at the presentation of said offer. None of the foregoing diminishes the Principal Broker's right to control the establishment of appointments for such presentations.

Lessor hereby authorizes the Principal Broker to continue to submit all offers to Lessor until: (initial one)

- X 1. Lessor has fully executed formal contract
___ 2. Closing on Property

Lessor hereby authorizes the Principal Broker to obtain a copy of the contract of sale, including any contract revisions or modifications, from the Lessor's attorney.

The undersigned Principal Broker agrees to make diligent efforts to effect a sale of said Property. Lessor authorizes the Principal Broker to use his/her discretion in determining the appropriate marketing approach, unless a specific marketing plan is signed by the parties to this Agreement and attached hereto.

Rule 175.24 of the Rules and Regulations under article 12A of the Real Property Law requires the following explanation:


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 to both the leasing broker and your present broker.

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An "Exclusive Right to Rent" listing means that if you, the owner of the property, find a Lessee for your house, or if another broker finds a lessee, you must pay the agreed commission to the present broker. This listing Agreement shall remain in effect until the property is leased, the listing term expires or upon the written agreement to terminate the listing by both the Lessor(s) and the Principal Broker (Licensed Real Estate Broker named herein).

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

Lessor: 

Principal Broker: 

Lessor: _____

Date signed by Lessor: 12/27/24

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