



EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT (Designated Agency)

1 **BROKER (listing company):** Best Real Estate Company, INC

2 **ADDRESS OF COMPANY:** 6825 Summer Ave Bartlet, TN 38134

3 **OWNER/SELLER (“Seller” or “Client”):** Teddy Jasper

4 **ADDRESS OF OWNER/SELLER:** _____

5 In consideration of Broker’s Agreement to find a ready, willing, and able Buyer and other valuable consideration, the receipt
6 and sufficiency of which is hereby acknowledged, the undersigned Seller hereby grants Broker the Exclusive Right to Sell the
7 hereinafter described Property in accordance with the following terms and conditions:

8 **1. PROPERTY ADDRESS/LEGAL DESCRIPTION:**

9 1601 North Hollywood Street (Address)

10 Memphis (City), Tennessee, 38108 (Zip), as recorded in

11 Shelby County Register of Deeds Office, _____ deed book(s), _____

12 page(s), and/or _____ instrument number. and further described as:

13 _____

14 together with all fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as
15 the “Property”.

16 A. **Included** as part of the Property (if present): all attached light fixtures and bulbs including ceiling fans; permanently
17 attached plate-glass mirrors; heating, cooling, and plumbing fixtures and equipment; all doors, storm doors and
18 windows; all window treatments (e.g. shutters, blinds, shades, curtains, draperies) and hardware; all wall-to-wall
19 carpet; range; all built-in kitchen appliances; all bathroom fixtures and bathroom mirrors; all gas logs, fireplace doors
20 and attached screens; all security system components and controls; garage door opener and all (at least ___) remote
21 controls; any wired electric vehicle wall charging stations; swimming pool and its equipment; awnings; permanently
22 installed outdoor cooking grills; all landscaping and all outdoor lighting; mailbox(es); attached basketball goals and
23 backboards; TV mounting brackets (inclusive of wall mount and TV brackets but excluding flat screen TVs); antennae
24 and satellite dishes (excluding components); central vacuum systems and attachments; and all available keys, key
25 fobs, access codes, master codes or other methods necessary for access to the Property, including mailboxes and/or
26 amenities.

27 B. Other items that remain with the Property at no additional cost to Buyer:
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29

30 C. Items that shall **NOT** remain with the Property:
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32

33 D. **Leased Items:** Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):
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35

36 If leases are not assumable, it shall be Seller’s responsibility to pay balance.

37 **2. THE LISTING PRICE:** \$30,000 (_____ Dollars)

38 **3. TERM:** This Agreement shall be valid from the date this Agreement is fully executed by all parties (the “Effective Date”)
39 through 1/22/2027 (“Listing Expiration Date”). If a contract to purchase, exchange, or lease is
40 signed before this Agreement expires, the term hereof shall continue until final disposition of Purchase and Sales
41 Agreement, exchange agreement, or lease agreement.

42 **Marketing of Property Commencement Date:** Seller directs Broker to commence marketing of the Property for sale
43 to the general public on the Effective Date
44

45 OR
46 on the _____ day of _____, 20_____.

47 **Carry-Over Clause.** Should the Seller contract to sell or exchange, or contract to lease the Property within _____
48 days after the Listing Expiration Date of this Agreement to any Buyer/Tenant (or anyone acting on Buyer's/Tenant's
49 behalf) who has been introduced to the Property, directly or indirectly, during the term hereof, as extended, the Seller
50 agrees to pay the compensation as set forth below. This includes but is not limited to any introduction or exposure to
51 Property by advertisements or postings appearing in any medium which originated as a result of listing the Property with
52 Broker. This carry-over clause shall not apply if the Property is listed with another licensed real estate broker at the time
53 of such contract.

54 4. **POSSESSION OF PROPERTY to be delivered:** _____

55 5. **TERMS of sale acceptable to Seller (such as FHA, VA, Conventional, etc.):**
56 cash, conventional

57 6. **SELLER CONCESSIONS:** Seller is hereby notified that a buyer may request certain concessions in any offer to purchase.
58 These concessions may include items such as home warranty, repairs, money toward buyer's closing expenses, buyer
59 broker compensation, etc. All such concessions are purely negotiable within a purchase and sale agreement.

60 7. **COMPENSATION: BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE**
61 **FULLY NEGOTIABLE.**

62 **Compensation to Broker for Sale:** A total of \$ _____, or 6 _____ % compensation
63 based on the total sales price which shall be paid by Seller to Broker in readily available funds on the date of closing of
64 Property as evidenced by delivery of warranty deed and payment of purchase price which includes, but is not limited to,
65 payment of purchase price in full, execution of a 1031 exchange, execution of a deed of trust, or execution of a promissory
66 note (the "Closing"). In any exchange of the Property, Seller consents to Broker receiving compensation from both parties
67 based upon the value of both properties.

68 **Cooperating Compensation:** Broker is authorized to offer a cooperative compensation in the amount of
69 \$ _____ or 3 _____ % of Selling Price/monthly rental amount to a Selling Agent or Facilitator (an agent
70 who is representing the interests of and/or is working with the Buyer/Tenant) who is the procuring cause of the transaction.
71 **This percentage shall be taken from the percentage agreed to be paid to Listing Broker.**

72 **Compensation to Broker for Lease:** In the event that the Property is leased during the term of this Agreement, Seller
73 agrees to pay a total of \$ _____, or _____ % compensation based upon the
74 monthly rental amount which shall be paid by Seller to Broker in readily available funds within five business days of rent
75 being due under the terms of said lease. Said compensation shall be paid by Seller to Broker and shall continue for the
76 duration of the lease agreement with compensation being paid to Broker within five business days of rent being due under
77 the terms of the lease. This obligation to pay said compensation shall survive the natural termination of this Agreement.
78 In the event that the Property is sold during the term of any lease agreement reached under this Agreement or any carry-
79 over period described herein, Seller agrees to pay Broker at the time of Closing any remaining compensation based upon
80 future rental payments and/or any compensation that may be due under the terms of this Listing Agreement.

81 In the event that a ready, willing, and able Buyer (or Tenant) is produced and a contract results, the Seller is obligated to
82 compensate Broker in the event that Seller unlawfully fails to close or to fulfill lease terms by Seller's breach of the
83 Purchase and Sale Agreement or lease agreement. In the event this occurs, Seller agrees to compensate Broker in an
84 amount equal to the compensation which would have been due and owing Broker had the transaction closed or the lease
85 been fulfilled. Such compensation shall be payable without demand. Should the Broker consent to release the Listing
86 prior to the expiration of the term of this Agreement or any extensions, Seller agrees to pay all costs incurred by Broker to
87 market Property or other amount as agreed to by the parties as a cancellation fee, in addition to any other sums that may
88 be due to Broker. Seller agrees to pay all reasonable attorney's fees together with any court costs and expenses which real
89 estate firm incurs in enforcing any of Seller's obligations to pay compensation under this Listing Agreement. The parties
90 hereby agree that all remedies are fair and equitable and neither party shall assert the lack of mutuality of remedies as a
91 defense in the event of a dispute.

92 8. **RESPONSIBILITIES AND RIGHTS OF THE PARTIES.**

93 Broker is hereby granted the authority to advertise this listing on the Internet. Broker is additionally permitted to file this
94 listing with any Multiple Listing Service (MLS) or similar service(s) of which Broker is a member. Seller understands
95 and agrees that by placing the listing on the MLS or these similar services, the listing may be included in a searchable
96 database provided by the MLS or similar service which can be viewed on other agents' websites. Seller also agrees that
97 the listing may also appear on publicly accessible websites sponsored by and/or affiliated with the MLS, the local
98 association of Realtors®, or similar listing services and those who lawfully receive listing information from said entities.

99 Broker shall provide timely notice to MLS of status changes and shall use best efforts to produce a Buyer. Broker is

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100 authorized to communicate any offer of cooperating compensation to prospective Selling Agents or Facilitators and may
101 divide compensation with other real estate licensees for cooperation in connection with the sale or lease of the Property.
102 Seller shall assist Broker in any reasonable way in selling Property and shall refer to Broker all inquiries regarding this
103 Property during the term of the Agreement, and any extensions or renewals thereof, and authorizes Broker to provide final
104 sales information to the MLS for the purpose of compiling comparable sales data reports.

105 Broker is authorized to place a real estate sign and lock box on the Property and to remove all other real estate signs; to
106 disseminate the Tennessee Residential Property Condition Disclosure, Disclaimer, Exemption, or Tennessee Residential
107 Property Disclosure form and the Multiple Listing Profile Sheet as well as the Lead-Based Paint Disclosure form (if
108 required by law and if such information is not otherwise disseminated); to exhibit said Property to any prospective Buyer;
109 and to have interior/exterior photographs/videos taken, and/or audio recorded for the creation of any advertising materials
110 of said Property to be used and distributed in promoting the sale and to use same to advertise the Property on the Internet
111 or other broadcast media; and to do such advertising as Broker deems appropriate. In the event that Seller provides
112 photographs, videos or other copyrightable materials to Broker, Seller grants Brokers a nonrevocable license to such
113 material and the authority to grant license to Broker's MLS for storage; reproduction, compiling and distribution of said
114 material. Seller shall allow the Property to be shown at all reasonable hours and otherwise cooperate with Broker.

115 Seller agrees that Broker is authorized to receive on behalf of Seller all notices, offers, and other documents incidental to
116 the offering and sale of the Property which is covered by this Agreement. Seller agrees that such receipt by Broker may
117 be deemed to be receipt by Seller if such documents so provide or if the law so requires. Seller agrees to keep Broker
118 informed of Seller's whereabouts in order for Broker to promptly forward all such notices, offers and other information to
119 Seller. In response to inquiries from Buyers or cooperating brokers, Broker shall follow Seller's lawful instructions on the
120 disclosure of the existence of any offer and/or disclosure of terms and conditions of any offer. (Code of Ethics Standard of
121 Practice 1-15)

122 In the event a Buyer is found for said Property during the period above set out, on the terms and at the price specified
123 herein, or for a price and upon terms agreeable to Seller, Seller further agrees to convey said Property by warranty deed to
124 such Buyer, free from all assessments, liens and encumbrances, but subject to all restrictions of record, if any. Property is
125 offered without regard to race, creed, color, religion, sex, handicap, familial status or national origin. A request from Seller
126 to observe discriminatory requirements in the sale or lease of the Property shall not be granted since it is a violation of the
127 law.

128 **9. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA") DISCLOSURE.**

129 *Seller is hereby notified to consult with Seller's own closing attorney and tax professional concerning the applicability*
130 *of the Foreign Investment in Real Property Tax Act ("FIRPTA") which may require tax withholding to be collected*
131 *from Seller at the Closing of any sale of the Property. Examples of this may include if Seller can be classified as one*
132 *of the following:*

133 *Non United States citizen;*

134 *Non resident alien; or*

135 *Foreign corporation, partnership, trust, or estate*

136 *It is Seller's responsibility to seek independent tax advice prior to any Closing Date regarding such tax matters.*

137 **10. HOLD HARMLESS AND LIMITATIONS ON BROKER'S AUTHORITY AND RESPONSIBILITY.**

138 Seller agrees to carefully review the information on the Multiple Listing Profile Sheet and to complete either the Tennessee
139 Residential Property Condition Disclosure, Disclaimer, Exemption, or Tennessee Residential Property Disclosure form
140 and to sign said documents. Seller also agrees to complete the Lead-Based Paint Disclosure if required by law and said
141 information has not otherwise been disclosed in writing. Seller has not advised Broker and/or Broker's affiliated Licensees
142 (hereinafter "Agents") of any defects in the Property or the improvements located thereon, except as shall be noted on the
143 Multiple Listing Profile Sheet and the Tennessee Residential Property Condition Disclosure, Disclaimer, Exemption, or
144 Tennessee Residential Property Disclosure form signed by the Seller. Seller is not aware of any other defect or
145 environmental factor which would affect the value of or structural integrity of improvements on the Property or the health
146 of future occupants. Seller agrees that Seller shall be solely responsible for any misrepresentations or mistakes on the
147 listing data wherein Seller has supplied such information on the attached Multiple Listing Profile Sheet, Tennessee
148 Residential Property Condition Disclosure, Disclaimer, Exemption, or Tennessee Residential Property Disclosure form;
149 the Lead-Based Paint Disclosure (if required by law). Seller further agrees to hold Agents and firm harmless and indemnify
150 them from any claim, demand, action, liability or proceedings resulting from any omission, alleged omission or
151 misrepresentation by Seller on said forms and/or for any material fact that is known or should be known by Seller
152 concerning the Property and that is not disclosed to Agents and to provide for defense costs including reasonable attorney's

153 fee for Agents and firm in such an event. Seller is not aware of any other defect, environmental factors or adverse facts
154 (as defined in Tenn. Code Ann § 62-13-102) concerning the Property.

155 **Seller is responsible for compliance with state or federal law regarding usage of video or audio recording devices**
156 **while marketing or showing the property. Seller should seek legal advice regarding their rights or limitations**
157 **related to their actions.**

158 Seller authorizes Broker and/or Broker’s affiliated Licensees to conduct showings or “Open Houses” of the Property. Seller
159 additionally authorizes Broker and/or Broker’s affiliated Licensees and any duly authorized key holder key entry access
160 to the Property. Seller also authorizes Broker and/or Broker’s affiliated Licensees to place a lock box on said Property for
161 the purpose of conducting or allowing cooperating brokers to conduct key-entry showings of this Property. Seller
162 represents that adequate insurance will be kept in force to protect Seller in the event of any damage, losses or claims arising
163 from entry to Property by persons through the above use of the key and agrees to hold Broker, its licensees, salespersons
164 and employees harmless from any loss, theft, or damage incurred as a result of showings, Open Houses or other authorized
165 entry thereof.

166 Seller acknowledges and agrees that Broker:

- 167 A. May show other properties to prospective buyers who are interested in Seller’s Property;
- 168 B. Is not an expert with regard to matters that could be revealed through a survey, title search, or inspection; for the
169 condition of the Property, any portion thereof, or any item therein; for any geological issues present on the
170 Property; for the necessity or cost of any repairs to Property; hazardous or toxic materials; square footage; acreage;
171 the availability and cost of utilities, septic, or community amenities; conditions existing off the Property that may
172 affect the Property; uses and zoning of Property, whether permitted or proposed; for applicable boundaries of
173 school districts or other school information; proposed or pending condemnation actions involving the Property;
174 the appraised or future value of the Property; termites and wood destroying organisms; building products and
175 construction techniques; the tax or legal consequences of a contemplated transaction; or matters relating to
176 financing, etc. Seller acknowledges that Broker is not an expert with respect to the above matters and is hereby
177 advised to seek independent expert advice on any of these matters which are of concern to Seller;
- 178 C. Shall owe no duties to Seller nor have any authority to act on behalf of Seller other than what is set forth in this
179 Agreement and the duties contained in the Tennessee Real Estate License Act of 1973, as amended, and the
180 Tennessee Real Estate Commission Rules; and
- 181 D. May make all disclosures required by law and/or the National Association of Realtors® Code of Ethics.

182 **11. EXPERT ASSISTANCE**

183 While Broker has considerable general knowledge of the real estate industry and real estate practices, Broker is not an
184 expert in the matters of law, square footage, acreage, home inspections, geological issues, wood destroying organisms,
185 taxation, financing, surveying, structural conditions, hazardous materials, engineering, etc. Client acknowledges Broker’s
186 advice to seek professional assistance and advice as needed in these and other areas of professional expertise. If Broker
187 provides names or sources for such advice or assistance, Broker does not warrant or guarantee the services and/or products
188 obtained by Client.

189 **12. AGENCY**

190 **A. Definitions.**

- 191 1. **Broker.** In this Agreement, the term “Broker” shall mean a licensed Tennessee real estate broker or brokerage
192 firm and where the context would indicate, the Broker’s affiliated licensees.
- 193 2. **Designated Agent for the Seller.** The individual licensee that has been assigned by the Managing Broker and is
194 working as an agent for the Seller or Property Owner in this consumer’s prospective transaction, to the exclusion
195 of all other licensees in the company. Even if someone else in the licensee’s company represents a possible Buyer
196 for this Seller’s Property, the Designated Agent for the Seller shall continue to work as an advocate for the best
197 interests of the Seller or Property Owner. An agency relationship of this type cannot, by law, be established
198 without a written agency agreement.
- 199 3. **Facilitator/Transaction Broker (not an agent for either party).** The licensee is not working as an agent for
200 either party in this consumer’s prospective transaction. A Facilitator may advise either or both of the parties to a
201 transaction but cannot be considered a representative or advocate of either party. “Transaction Broker” may be
202 used synonymously with, or in lieu of, “Facilitator” as used in any disclosures, forms or agreements. [By law,
203 any Licensee or company who has not entered into a written agency agreement with either party in the transaction
204 is considered a Facilitator or Transaction Broker until such time as an agency agreement is established.]

- 205 4. **Dual agency.** The licensee has agreements to provide services as an agent to more than one (1) party in a specific
206 transaction and in which the interests of such parties are adverse. This agency status may only be employed upon
207 full disclosure to each party and with each party's informed consent.
- 208 5. **Adverse Facts.** "Adverse Facts" means conditions or occurrences generally recognized by competent licensees
209 that have a negative impact on the value of the real estate, significantly reduce the structural integrity of
210 improvements to real property or present a significant health risk to occupants of the property.
- 211 6. **Confidentiality.** By law, every licensee is obligated to protect some information as confidential. This includes
212 any information revealed by a consumer which may be helpful to the other party IF it was revealed by the
213 consumer BEFORE the licensee disclosed any agency relationship with that other party. AFTER the licensee
214 discloses that licensee has an agency relationship with another party, any such information which the consumer
215 THEN reveals must be passed on by the licensee to that other party.

216 **B. Duties owed to all Parties to a Transaction.**

217 **Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties**
218 **to every Buyer and Seller, Tenant and Landlord (collectively "Buyers" and "Sellers") unless otherwise**
219 **provided by law:**

- 220 1. To diligently exercise reasonable skill and care in providing services to all parties to the transaction.
- 221 2. To disclose to each party to the transaction any Adverse Facts of which licensee has actual notice or knowledge.
- 222 3. To maintain for each party in a transaction the confidentiality of any information obtained by a licensee prior to
223 disclosure to all parties of a written agency agreement entered into by the licensee to represent either or both
224 parties in the transaction. This duty of confidentiality extends to any information which the party would
225 reasonably expect to be held in confidence, except for information which the party has authorized for disclosure
226 or information required by law to be disclosed. This duty survives both the subsequent establishment of an agency
227 relationship and the closing of the transaction.
- 228 4. To provide services to each party to the transaction with honesty and good faith.
- 229 5. To disclose to each party to the transaction timely and accurate information regarding market conditions that
230 might affect such transaction only when such information is available through public records and when such
231 information is requested by a party.
- 232 6. To timely account for earnest money deposits and all other property received from any party to a transaction and
- 233 7. A. To refrain from engaging in self-dealing or acting on behalf of licensee's immediate family, or on behalf of
234 any other individual, organization or business entity in which licensee has a personal interest without prior
235 disclosure of such personal interest and the timely written consent of all parties to the transaction, and
- 236 B. To refrain from recommending to any party to the transaction the use of services of another individual,
237 organization or business entity in which the licensee has an interest or from whom the licensee may receive
238 a referral fee or other compensation for the referral, other than referrals to other licensees to provide real
239 estate services, without timely disclosure to the party who receives the referral, the licensee's interest in such
240 referral or the fact that a referral fee may be received.

241 **C. Duties owed to Client.**

242 **In addition to the above, the licensee has the following duties to Client if the licensee has become an**
243 **Agent or Designated Agent in a transaction, pursuant to the Tennessee Real Estate Broker License Act:**

- 244 1. Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement
245 between the licensee and licensee's client;
- 246 2. Be loyal to the interests of the client. Licensee must place the interests of the client before all others in negotiation
247 of a transaction and in other activities, except where such loyalty/duty would violate licensee's duties to a
248 customer in the transaction; and
- 249 3. Unless the following duties are specifically and individually waived in writing by a client, licensee shall assist
250 the client by:
 - 251 A. Scheduling all Property showings on behalf of the client;
 - 252 B. Receiving all offers and counter offers and forwarding them promptly to the client;
 - 253 C. Answering any questions that the client may have in negotiation of a successful purchase agreement
254 within the scope of the licensee's expertise; and

255 D. Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase
256 agreement for a successful closing of the transaction.

257 Upon waiver of any of the duties contained in section 11.C.3., a consumer must be advised in writing by such
258 consumer's agent that the consumer may not expect or seek assistance from any other licensees in the transaction
259 for the performance of said duties.

260 **D. Seller's Authorizations.**

261 **1. Appointment of Designated Agent.** Seller hereby authorizes Managing Broker to appoint the Listing Licensee
262 as Designated Agent for the Seller, to the exclusion of any other licensees associated with Broker. A Designated
263 Agent for the Seller can and shall continue to advocate Seller's interests in a transaction even if a Designated
264 Agent for the Buyer (other than the licensee below) is also associated with Broker. The Managing Broker hereby
265 appoints Tennille Tucker to be the
266 Designated Agent to the Seller in this transaction.

267 **2. Appointment of Subsequent Designated Agent.** Seller hereby authorizes the Managing Broker, if necessary,
268 to appoint a licensee, other than the licensee named above, as Designated Agent for the Seller, to the exclusion of
269 any other licensees associated with Broker. This shall be accomplished through an amendment to this Agreement,
270 if necessary.

271 **3. Default to Facilitator in the event both parties are represented by the same Designated Agent.** The
272 Designated Agent shall default to Facilitator status for all showings or transactions *involving the same Designated*
273 *Agent for both the Seller and a prospective buyer*, immediately notifying (verbally) the Buyer and the Seller of
274 the need to default to this Facilitator status to be confirmed in writing prior to the execution of the contract. Upon
275 any default to Facilitator status, the former Designated Agent must assume a neutral position and shall not be an
276 advocate for either the Seller or any prospective buyers.

277 **4. Resumption of Agency Status.** In the event that the Designated Agent defaults to a Facilitator status, this
278 Facilitator status shall only be temporary. The Facilitator status shall only last until any transaction or
279 contemplated transaction in which the parties are all assisted by the same Facilitator is resolved (either because
280 the transaction is closed or the transaction or contemplated transaction between these parties is terminated or not
281 accepted and no further negotiations occur between the parties). At that time, the agent shall immediately revert
282 to Designated Agency status for the Seller again.

283 **13. EARNEST MONEY/TRUST MONEY.** Broker is authorized to accept from Buyer a deposit as earnest money/trust
284 money to be applied to the purchase price for the Property. Such deposit is to be held by Broker in an escrow or trustee
285 account or forwarded to party authorized to hold said funds as set forth in an executed contract for the purchase, lease,
286 exchange, or option agreement until disbursed in accordance with the terms of said agreement.

287 **14. TITLE.** Seller warrants Seller is vested with good marketable title to the Property with full authority to execute this
288 Agreement and to sell the Property. Seller shall convey the Property by a good and sufficient general warranty deed.

289 **15. HOME PROTECTION PLAN.**

- 290 Seller agrees to provide a limited Home Protection Plan at a cost of \$ _____ to be funded at closing.
291 Plan company: _____
292 **OR**
293 Home Protection waived.

294 **16. OTHER PROVISIONS.**

295 **A. Binding Effect, Entire Agreement, Modification, and Assignment.** This Agreement shall be for the benefit of, and
296 be binding upon, the parties hereto, their heirs, successors, legal representatives and permitted assigns. This
297 Agreement may only be assigned with the written consent of both parties. This Agreement constitutes the sole and
298 entire agreement between the parties hereto and no modification of this Agreement shall be binding unless signed by
299 all parties or assigns to this Agreement. No representation, promise, or inducement not included in this Agreement
300 shall be binding upon any party hereto. Any assignee shall fulfill all the terms and conditions of this Agreement.

301 **B. Governing Law and Venue.** This Agreement is intended as a contract for the listing of real property and shall be
302 governed by and interpreted in accordance with the laws and in the courts of the State of Tennessee.

303 **C. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa;
304 (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine
305 shall mean the feminine and vice versa; and (4) the term day(s) used throughout this Agreement shall be deemed to
306 be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be
307 determined by the location of Property.

308 **D. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for
309 any reason, each such portion or provision shall be severed from the remaining portions or provisions of this
310 Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect.

311 **E. Fair Housing.** Broker and Broker’s affiliated Licensees shall provide services without regard to race, color, creed,
312 religion, sex, handicap, familial status, national origin, sexual orientation or gender identity. A request to observe
313 discriminatory practices in the sale, lease, exchange, or option of property will not be granted.

314 **17. LEGAL DOCUMENTS.** THIS IS AN IMPORTANT LEGAL DOCUMENT CREATING VALUABLE RIGHTS
315 AND OBLIGATIONS. IF YOU HAVE QUESTIONS ABOUT IT, YOU SHOULD REVIEW IT WITH YOUR
316 ATTORNEY. NEITHER THE BROKER NOR ANY AGENT OR FACILITATOR IS AUTHORIZED OR
317 QUALIFIED TO GIVE YOU ANY ADVICE ABOUT THE ADVISABILITY OR LEGAL EFFECT OF ITS
318 PROVISIONS. BY SIGNING THIS DOCUMENT, YOU ARE CERTIFYING THAT YOU HAVE READ AND
319 ACCEPT THESE TERMS AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

320 **18. CONFIDENTIALITY.** Information which Seller authorizes Broker and Broker’s affiliated Licensees to disclose which
321 might otherwise be confidential:

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325 **19. EXHIBITS AND ADDENDA.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are
326 made a part of this Agreement.

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331 **20. SPECIAL STIPULATIONS.** The following Special Stipulations, if conflicting with any preceding section, shall
332 control:

333 Land for Sale

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354 **NOTE: Any provisions of this Agreement which are preceded by a "□" must be marked if a part of this Agreement.**

355 The party(ies) below have signed and acknowledge receipt of a copy.

356 Tennille Tucker dotloop verified
01/22/26 12:44 PM CST
OBUK-CS2F-EFUW-DXHS

357 **BY: Broker or Licensee Authorized by Broker**

BROKER/FIRM

358 _____ at _____ o'clock am/ pm

Address _____

359 **Date**

Phone: _____

360 _____
361 Print/Type Name

Email: _____

363 The party(ies) below have signed and acknowledge receipt of a copy.

364 Teddy Jasper

365 **SELLER/OWNER**

SELLER/OWNER

366 Teddy Jasper

367 Print/Type Name

Print/Type Name

368 _____ at _____ o'clock am/ pm

_____ at _____ o'clock am/ pm

369 **Date**

Date

370 6825 Summer Ave, Bartlett, TN 38134

371 Address

Address

372 Phone: _____ (H) _____ (Cell)

Phone: _____ (H) _____ (Cell)

373 _____ (W) Email: T.jasper901@gmail.com

_____ (W) Email: _____

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