



The Principal Broker may compensate any broker who is not a member of My 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 30 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 60 day period.

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  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:  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 Idan Mashe 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)

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.

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: Joe Levi

Principal Broker: Better Place Realty, Inc. / Idan Moshe

Lessor: 1366 Becuh Chamille

Date signed by Lessor: [Signature] 5/9/26

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 Lessor, as My State MLS acts solely as a distributor of this information.