

Exclusive Right-to-Sell Agreement (Residential)

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FORM SERIAL NUMBER: 260013

1. **RIGHT-TO-SELL:** In consideration of the services of Sisson Real Estate
(by and through the Principal Broker, or agent thereof assigned by Listing Firm) (hereafter collectively called "Listing Firm") for the purpose of assisting in the possible sale or exchange of the real property described in Paragraph 2 (the "Property"), and Betty Sue Gray

being the sole owner(s) of the Property (hereafter called "Seller"), Listing Firm and Seller agree that Listing Firm shall have the exclusive right to market the Property for the Listing Period described in Paragraph 4. Seller does hereby certify and represent that Seller has peaceable possession of the Property, including all improvements and fixtures thereon, and the legal authority and capacity to convey the Property by a good and sufficient general warranty deed, free from any liens, leasehold or other interests, except as may be set forth in Paragraphs 19 and 23.

2. **ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY:**

1504 E. Hempstead St
Hope AR 71801

See attached deed for legal description

3. **OFFERING:** Listing Firm agrees to use reasonable effort to solicit an offer(s) to purchase the Property in the amount of \$ 170,000 (the "Offering Price") but will present for Seller's consideration any offer to purchase the Property received by Listing Firm regardless of choices in Paragraph 10. Seller agrees to refer to Listing Firm all offers and inquiries received by Seller regarding the Property during the term of this Exclusive Right-to-Sell Agreement.

4. **LISTING PERIOD:** This listing begins at 12:01a.m. on (month) April (day) 17, (year) 2026 and expires at 11:59 p.m. on (month) October (day) 17, (year) 2026, unless extended by mutual written agreement of Seller and Listing Firm (the "Listing Period").

5. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to any person (hereinafter called "Buyer") submitting an offer that is accepted by Seller, and such conveyance shall be made as directed by Buyer, in fee simple absolute by general warranty deed. **Unless expressly reserved herein, Listing Firm may represent to the public that the Property is to be sold inclusive of all mineral rights owned by Seller concerning and located on the Property, if any.** Seller warrants and represents to Listing Firm and authorizes Listing Firm to inform prospective buyers that only the signatures set forth below are required to transfer legal title to the Property.

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6. ABSTRACT OR TITLE INSURANCE: Seller has legal ability to furnish Buyer evidence of good and merchantable title by: (i) current and complete abstract of title or (ii) title insurance in the amount of any agreed-upon purchase price.

7. CLOSING PROTECTION: Seller shall have the right to request that title insurer(s), if any, issue closing protection to indemnify against loss of closing funds because of acts of a Closing Agent, title insurer's named employee, or title insurance agent. Any cost for closing protection will be paid by the requesting party(ies). Listing Firm strongly advises Seller to inquire of the Closing Agent(s) about the availability and benefits of closing protection.

To ensure all funds have been properly disbursed, Seller has been advised of the availability of purchasing a Closing Protection Letter, an additional binder to be added to the Title Insurance Policy at Closing.

8. LISTING FIRM'S FEE: If Listing Firm presents to Seller an offer in an amount equal to or greater than the Offering Price, or such lesser price or terms as Seller may accept, or if the Property is otherwise sold or disposed of by Listing Firm or any other person, including Seller, during the Listing Period, Seller agrees to pay Listing Firm a professional fee of either:

A. SIX percent (6%) of the gross amount of any accepted Real Estate Contract or value of any property exchanged for the Property plus \$ _____ for professional services rendered; or

B. \$ _____ for professional services rendered.

Listing Firm's fee will be due at the scheduled Closing of the transaction. The fee of Listing Firm has been negotiated between Listing Firm and Seller and Seller is aware other licensed real estate brokers may charge more or less than the fee negotiated and agreed to between Seller and Listing Firm. Seller is aware that Real Estate fees are not set by law or regulation.

In consideration for Seller's promise contained within this Agreement, Listing Firm promises to Seller that it will use reasonable effort to market the property and solicit an offer regarding the Property with terms and conditions acceptable to Seller, provide additional marketing services as deemed appropriate by Listing Firm and coordinate the closing. Seller agrees that Listing Firm is not required to investigate the financial or other ability of a prospective buyer to consummate any proposed or accepted Real Estate Contract. Seller will not owe a fee to Listing Firm if Buyer does not remove any condition set forth in a Real Estate Contract and cannot close, unless failure to close is the result of breach of a Real Estate Contract by Seller.

9. COOPERATIVE FEE AUTHORIZATION:

A. Seller authorizes Listing Firm to offer a part of Listing Firm's fee to Selling Firm. Said fee shall be divided:

(i) _____% of the Purchase Price plus \$ _____ to Listing Firm and _____% of the Purchase Price to Selling Firm.

(ii) Other: _____

B. Seller hereby instructs Listing Firm NOT TO OFFER a cooperating fee to a Selling Firm or Buyer's agent /representative.

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10. TYPES OF AGENCY: Seller fully understands the agency options available below, and agrees that Listing Firm will be the agent of Seller and will market the Property utilizing the agency options selected below; however, Listing Firm will present to Seller all offers received regardless of agency options selected.

In addition to Listing Firm marketing the Property to prospective buyers, Seller chooses to allow Listing Firm to use the following options (Choose as many options as desired to market Property):

A. SUBAGENCY: Seller hereby authorizes Listing Firm to offer Subagency to real estate licensees other than Listing Firm and acknowledges that Seller may be responsible for the actions of Listing Firm and any subagents who accept the offer of Subagency. Listing Firm will provide disclosures and information about the Property necessary to assist Listing Firm and any subagents in performing their duties and responsibilities to Seller. Seller authorizes Listing Firm to pay from Listing Firm's fee agreed upon in Paragraph 8 a share deemed competitive, Listing Firm's policy having been explained to and hereby acknowledged by Seller.

NOTE: Seller understands if Subagency is the only option selected any prospective buyers represented by Listing Firm will not be shown the Property. Seller further understands that real estate licensees other than Listing Firm may forego presenting the Property to their clients.

B. BUYER AGENCY: Seller acknowledges Listing Firm is employed by Seller and Selling Firm is employed by Buyer. All licensees associated with Selling Firm are employed by, represent, and are responsible to the Buyer. Seller authorizes Listing Firm to make payment as set forth in Paragraph 8 and 9 as applicable..

C. AGENT REPRESENTS BOTH: Seller hereby consents that Listing Firm may represent both Buyer and Seller. Should Listing Firm represent both Seller and Buyer, Seller agrees to the following:

- (i) Listing/Selling Firm shall not be required to and shall not disclose to either Buyer or Seller any personal, financial or other confidential information concerning the other party without the express written consent of that party; however, Seller agrees Listing/Selling Firm shall disclose to Buyer information known to Listing/Selling Firm related to defects in the Property and such information shall not be deemed "confidential information". Confidential information shall include but not be limited to any price Seller is willing to accept that is less than the Offering Price or any price Buyer is willing to pay that is higher than that offered in writing.
- (ii) By selecting this option 10C, Seller acknowledges that when Listing Firm represents both Seller and Buyer a possible conflict of interest exists, and Seller agrees to forfeit individual rights to receive the undivided loyalty of Listing Firm.
- (iii) Any claim now or hereafter arising out of any conflicts of interest from Listing Firm's representation of both Seller and Buyer is waived.

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11. EXPIRED LISTING CONDITIONS: Seller agrees to pay the professional fee set forth in Paragraph 8 to Listing Firm if the Property is sold or otherwise disposed of:

A. during the Listing Period, as defined in Paragraph 4;

B. during a period of 30 days (the "Post-Term Period") after the Listing Period when information given by or obtained through Listing Firm during the Listing Period resulted in or contributed in any manner to the sale or disposal of the Property, regardless of procuring cause; or

C. at any time after expiration or termination of this Exclusive Right-to-Sell Agreement (including termination by Listing Firm as specified in Paragraph 12 below) when information obtained through Listing Firm during the Listing Period was the procuring cause of the sale or disposal of the Property.

However, if Seller employs another real estate firm as exclusive agent for marketing the Property after expiration of this Exclusive Right-to-Sell Agreement, Seller shall pay only one professional fee, and that to the currently employed real estate firm.

12. CANCELLATION: Seller may cancel this Exclusive Right-to-Sell Agreement prior to its expiration date without in any manner affecting the indemnities provided by Paragraph 22 and the provisions of Paragraph 11. Such cancellation will be effective only after: 1) Seller has provided written notice to Listing Firm, sent by United States certified mail, return receipt required, and 2) Seven (7) calendar days have elapsed since such written notice was received by Listing Firm. Upon the effective date of cancellation, Seller shall be liable to Listing Firm for a cancellation fee equal to:

A. Six percent (6%) of the Offering Price set forth in Paragraph 3,
or

B. the liquidated sum of \$_____, it being agreed by Seller and Listing Firm the liquidated sum is not a penalty and is agreed to because damages incurred by Listing Firm resulting from cancellation by Seller will be difficult to ascertain, and the amount set forth in the blank (even if \$0) shall be in addition to and not a limitation of the sums due Listing Firm pursuant to Paragraph 11 (Expired Listing Conditions) of this Exclusive Right-to-Sell Agreement.

Listing Firm may cancel this Exclusive Right-to-Sell Agreement at any time, with or without cause, by providing written notice to Seller. In the event of cancellation by Listing Firm, Seller shall not be responsible for compensation to Listing Firm, unless: (i) Seller shall have breached the terms of this Exclusive Right-to-Sell Agreement or (ii) Listing Firm is entitled to compensation pursuant to Paragraphs 8 and 11.

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13. EARNEST MONEY: Seller authorizes and instructs Listing Firm to accept and deposit in Listing Firm's trust account or their Closing/Escrow Agent's account all Earnest Money received. Should a deposit of Earnest Money be forfeited, the money shall be divided as follows: Payment shall first be made of all direct expenses incurred in connection with the contemplated transaction, and the balance shall be divided one-half to Listing Firm and one-half to Seller, but in no event shall Listing Firm receive an amount in excess of the fee that would have been received if the sale had been consummated. If a dispute between Seller and any other person or entity arises concerning the Earnest Money, Seller authorizes Listing Firm to interplead the disputed Earnest Money in a court of law or to an arbitrator and to have Listing Firm's costs and attorney's fees paid from the funds entered for interpleading. Seller acknowledges and understands that Listing Firm is not responsible for obtaining good funds regarding Earnest Money tendered by prospective or actual buyers.

14. FAIR HOUSING: Seller agrees Listing Firm will market the Property to interested persons without regard to race, color, religion, sex, national origin, disability, sexual orientation, gender identity or familial status. Additionally, Seller agrees that Listing Firm and Seller must comply with all state and federal laws while performing this Exclusive Right-to-Sell Agreement.

15. LEAD-BASED PAINT DISCLOSURE: Seller agrees to provide a Lead-Based Paint Disclosure (as required by Federal Law) if the subject Property or any of the improvements were constructed prior to 1978.

16. MULTIPLE LISTING SERVICES (MLS) AND OTHER DIGITAL MARKETING CHANNELS: Seller warrants, represents and authorizes Listing Firm to offer the Property in a MLS, subject to the options selected in Paragraph 9, and comply with all rules and regulations associated with the MLS. Should Seller instruct Listing Firm to offer a *cooperative fee pursuant to Paragraph 9, such fee shall NOT be displayed within any MLS documentation or presentation.*

The following election(s) cover the transfer of information to other Internet websites by the Listing Firm's Multiple Listing Service. Listing Firm cannot control Property Information appearing on Internet websites which obtain information from sources other than the Listing Firm's Multiple Listing Service.

(Choose Option A or B)

A. Seller elects to allow the transfer of Property information to the MLS and other digital marketing channels. Seller understands Property may have auto valuations, written comments or reviews on internet websites or social media.

B. Seller elects NOT to allow the transfer of Property information to other digital marketing channels other than the MLS. Seller understands and acknowledges that consumers who conduct searches for listings on other digital marketing channels may not see information about the Property in response to their search. **Selling a property - without inclusion in the Multiple Listing Service (MLS) or broader public marketing channels - can significantly limit visibility and reduce buyer competition, which may negatively impact your final sale price and terms.**

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- 20. SELLER'S STATEMENT:** Seller warrants that all information furnished to Listing Firm concerning the Property, including without limitation the information set forth in any disclosure form that may be attached hereto and incorporated herein, is complete and accurate to Seller's knowledge and that no material facts have been withheld from Listing Firm. Unless a potential buyer desires not to obtain a copy of a disclosure form (as evidenced by an oral statement or in a Real Estate Contract), Listing Firm is authorized to use reasonable effort to disclose to any member of the public interested in the Property any disclosure form that may be attached hereto, or any other material information known or made known to Listing Firm about the Property, including without limitation any defects relating to the Property. Seller agrees to defend, indemnify, save and hold Listing Firm harmless from all liability or claims arising from Seller's incorrect or undisclosed information. Seller agrees to notify Buyer and Listing Firm in writing of any changes in any disclosure form or otherwise concerning the Property that become known to Seller.
- 21. SAFETY:** Seller acknowledges Listing Firm may elect to utilize best safety practices for the safety of Agents and their clients.
- 22. LIMITATION OF RESPONSIBILITY:** Listing Firm shall not be responsible for the maintenance, repair or condition of the Property or for damage of any nature affecting the Property, unless such responsibility is assumed by Listing Firm by separate agreement. **SELLER AGREES TO UTILIZE AN APPROPRIATE PLAN TO REDUCE THE RISK OF LOSS OF PERSONAL PROPERTY.** Seller hereby covenants and agrees to indemnify Listing Firm and hold Listing Firm harmless from any and all liability, obligations or demands made by third parties against Listing Firm as a result of Listing Firm's marketing of the Property, including but not limited to damage or injury to Property or persons and reasonable attorney's fees. Listing Firm encourages Seller to maintain insurance coverage to adequately protect the Property and those individuals who may be on the Property. Seller understands Listing Firm does not insure the Property in any way.
- 23. SPECIAL CONDITIONS:** _____

- 24. GOVERNING LAW:** This Exclusive Right-to-Sell Agreement shall be governed by the laws of the State of Arkansas.
- 25. SEVERABILITY:** The invalidity or unenforceability of any provisions of this Exclusive Right-to-Sell Agreement shall not affect the validity or enforceability of any other provision of this Exclusive Right-to-Sell Agreement, which shall remain in full force and effect.
- 26. MERGER CLAUSE:** This Exclusive Right -to-Sell Agreement, when executed by both Listing Firm and Seller, shall contain the entire understanding and agreement between Listing Firm and Seller with respect to all matters referred to herein and shall supersede all prior or contemporaneous agreements, representations, discussions and understandings, oral or written, with respect to such matters.

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- 27. ATTORNEY'S FEES:** Should Listing Firm or Seller initiate any type of administrative proceeding, arbitration, mediation or litigation against the other (or against an agent for the initiating party or agent for the non-initiating party), it is agreed by Listing Firm and Seller (aforementioned agents being third-party beneficiaries of this Paragraph 27) that all prevailing party (or parties if more than one) shall be entitled to an award of all costs and attorney's fees incurred in prosecution or defense of such initiated action against the non-prevailing party (or parties if more than one).
- 28. ENTIRE AGREEMENT, MODIFICATION LIMITED:** This Exclusive Right-to-Sell Agreement constitutes the entire agreement concerning the subject matter hereof between Seller and Listing Firm and supersedes all prior or contemporaneous agreements, representations, discussions and understandings, oral or written, with respect to such matters. This Exclusive Right-to-Sell Agreement may not be modified except in writing executed by both Seller and Listing Firm. Any contract entered into by Seller and Buyer shall not affect this Exclusive Right-to-Sell Agreement.
- 29. TIME:** Seller and Listing Firm agree time is of the essence with regard to all times and dates set forth in this Exclusive Right-to-Sell Agreement. Unless otherwise specified, days as it appears in this Exclusive Right-to-Sell Agreement shall mean calendar days. Further, all times and dates set forth in this Exclusive Right-to-Sell Agreement refer to Arkansas Central time and date.
- 30. COUNTERPARTS:** This Exclusive Right-to-Sell Agreement may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.
- 31. CLASS ACTION WAIVER.** THE PARTIES HEREBY WAIVE, WITH RESPECT TO ANY DISPUTE IN ANY FORUM REGARDING THIS AGREEMENT OR ANY TRANSACTION DESCRIBED IN OR CONTEMPLATED BY THIS AGREEMENT: (I) THE RIGHT TO PARTICIPATE IN A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR OTHER REPRESENTATIVE ACTION IN COURT OR IN ARBITRATION, EITHER AS A CLASS REPRESENTATIVE OR CLASS MEMBER; AND (II) THE RIGHT TO JOIN OR CONSOLIDATE CLAIMS WITH CLAIMS OF ANY OTHER PERSON. THE PARTIES AGREE THAT EACH MAY BRING CLAIMS AGAINST THE OTHER ONLY IN YOUR OR ITS INDIVIDUAL CAPACITY AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPOSED CLASS OR REPRESENTATIVE PROCEEDING.

The foregoing waiver is referred to herein as the "class action waiver". The Parties agree that no court or arbitrator shall have authority to conduct any proceedings in violation of the class action waiver or to issue any relief that applies to any person or entity other than the Parties to this Agreement individually. The parties acknowledge that this class action waiver is material and essential to the resolution of any claims and is non-severable from this agreement. The parties jointly acknowledge that the restrictions on the ability to bring a class action lawsuit may result in increased costs and/or reduced remedies.

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THIS IS A LEGALLY BINDING AGREEMENT WHEN SIGNED BY THE PARTIES BELOW. READ IT CAREFULLY. YOU MAY EMPLOY AN ATTORNEY TO DRAFT THIS FORM FOR YOU. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART, CONSULT YOUR ATTORNEY BEFORE SIGNING. REAL ESTATE AGENTS CANNOT GIVE YOU LEGAL ADVICE. THE PARTIES SIGNED BELOW WAIVE THEIR RIGHT TO HAVE AN ATTORNEY DRAFT THIS FORM AND HAVE AUTHORIZED THE REAL ESTATE AGENT(S) TO FILL IN THE BLANKS ON THIS FORM.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2026.

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REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV.

The above Exclusive Right-to-Sell Agreement is executed on

(month) April (day) 17, (year) 2026, at 2:00 (a.m.) (p.m.) .

Sisson Real Estate

Listing Firm

Signature: Cynthia Hamrick Ford
Printed Name: Cynthia Hamrick Ford
Principal or Executive Broker

Signature: _____

Printed Name: _____

Assigned Associate

Signature: Betty Gray
Printed Name: BETTY GRAY
Seller

Signature: _____

Printed Name: _____

Seller

5711 Hwy. 371
Seller's Address

Blevins, AR. 71825
City, State Zip

870-703-7747
Seller's Phone

ttkur1@hotmail.com
Seller's e-mail Address

Seller's e-mail Address



DocId:8019587

Tx:4017108

20221535

STATE OF ARKANSAS

COUNTY OF HEMPSTEAD

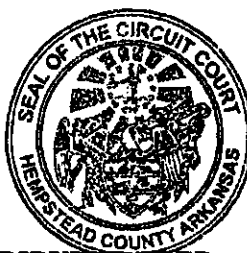
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06/22/2022 11:08 AM

GAIL WOLFENBARGER

RECORDER OF HEMPSTEAD COUNTY

STATE OF ARKANSAS)
)
COUNTY OF HEMPSTEAD)



DISTRIBUTE DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **BETTY SUE GRAY**, GRANTOR, and pursuant to the Affidavit for Collection of Small Estate by Distributee filed in the Probate Division of the Circuit Court of Hempstead County, Arkansas, 29PR-21-171-2, and for other good and valuable consideration in hand paid by **BETTY SUE GRAY**, distributees of said estate, GRANTEES, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said GRANTEES, and unto their heirs and assigns forever, all of the right, title and interest of Raymond Gray, deceased, in and to the following described land, situated in Hempstead County, Arkansas:

Tract 1:

Lot numbered Twenty-one (21) in Luck's Addition to the City of Hope, Arkansas; according to the substituted and corrected plat thereof, now of record in the Recorder's office within and for Hempstead County, Arkansas, in miscellaneous Record Book 4, Page 19.

Grantees assume and are bound by that certain deed of Trust from Grantors to Edwin C. Horne, Trustee for Aulds, Horne, and White Investment Corporation, dated March 21, 1966, filed March 24, 1966, and recorded in Mortgage Record Book 308, Page 276 in Hempstead County, Arkansas, Recorder's Office.)

Tract 2:

Part of Blocks One (1) and Three (3), in Tract "H" according to the revised plat of Holcomb's Survey to the City of Hope, Arkansas, recorded in Miscellaneous Record Book No. 2, Page 308, of the Records of Hempstead County, Arkansas, and more particularly described as follows: Commence at the Northeast corner of said Block 1 and run South 246 feet to a stake; run thence West 125 feet to a stake, THE POINT OF BEGINNING of this tract of land; run thence South 225 feet to a stake; run thence West 90 feet to a stake; run thence North 225 feet to a stake; run thence East 90 feet BACK TO THE POINT OF BEGINNING.