



Exclusive Right of Sale Listing Agreement

This Exclusive Right of Sale Listing Agreement ("Agreement") is between
Andrea Pérez Rodríguez & Madeline Valentin Pérez ("Seller")
and brokerage Paradise Real Estate International ("Broker").

1. Authority to Sell Property: Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal property (collectively "Property") described below, at the price and terms described below, beginning April 29, 2026 and terminating at 11:59 p.m. on October 30, 2026 ("Termination Date"). Upon full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will automatically extend through the date of the actual closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local law. Seller certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

2. Description of Property:

(a) **Street Address:** 930 U S Highway 98 W Frostproof Fl 33843

Legal Description: Oakridge Estates Phase 9 U NIT ONE PB 80 PG 17 LOT 13

See Attachment

(b) **Personal Property, including appliances:** Refrigerator, Microwave, Stove(s) Range(s) Oven(s), Dishwasher, Disposal, Washer, Dryer, Water Heater (electric) See Attachment

(c) **Occupancy:**

Property is is not currently occupied by a tenant. If occupied, the lease term expires

3. Price and Terms: The property is offered for sale on the following terms or on other terms acceptable to Seller:

(a) **Price:** \$599,000.00

(b) **Financing Terms:** Cash Conventional VA FHA Other (specify)

Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ with the following terms:

Assumption of Existing Mortgage: Buyer may assume existing mortgage for \$ plus an assumption fee of \$. The mortgage is for a term of years beginning in , at an interest rate of % fixed variable (describe)

Lender approval of assumption is required is not required unknown. **Notice to Seller: (1)** You may remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing.

(2) Extensive regulations affect Seller financed transactions. It is beyond the scope of a real estate licensee's authority to determine whether the terms of your Seller financing agreement comply with all applicable laws or whether you must be registered and/or licensed as a loan originator before offering Seller financing. You are advised to consult with a legal or mortgage professional to make this determination.

(c) **Seller Expenses:** Seller will pay mortgage discount, other closing costs, or concessions not to exceed \$, and any other expenses Seller agrees to pay in connection with a transaction.

4. Broker Obligations: Broker agrees to make diligent and continued efforts to sell the Property in accordance with this Agreement until a sales contract is pending on the Property. This includes, except when not in Seller's best interests, cooperating and communicating with other brokers and making the property available for showings.

5. Multiple Listing Service: Placing the Property in a multiple listing service (the "MLS") is beneficial to Seller because the Property will be exposed to a large number of potential buyers. As a MLS participant, Broker is obligated to enter the Property into the MLS within one (1) business day of marketing the Property to the public (see Paragraph 6(a)) or as necessary to comply with local MLS rule(s). This listing will be published accordingly in the MLS unless Seller directs Broker otherwise in writing. (See paragraph 6(b)(i)). Seller authorizes Broker to report to the MLS this listing information and price, terms, and financing information on any resulting sale for use by authorized Board / Association members and MLS participants and subscribers unless Seller directs Broker

Seller (MVP, APR) and Broker/Authorized Associate (EW) acknowledge receipt of a copy of this page, which is Page 1 of 6. The Parties acknowledge this form should not be used to share offers of compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.

49 otherwise in writing. The **Seller** and **Broker** agree to adhere to each local MLS's policies and further agree to
50 execute any applicable forms as necessary.

51 **6. Broker Authority: Seller** authorizes **Broker** to:

52 **(a)** Market the Property to the Public (unless limited in Paragraph 6(b)(i) below):

53 **(i)** Public marketing includes, but is not limited to, flyers, yard signs, digital marketing on public facing
54 websites, brokerage website displays (i.e. IDX or VOW unless marketing options pursuant to local MLS
55 rules apply), email blasts, multi-brokerage listing sharing networks and applications available to the
56 general public.

57 **(ii) Public marketing also includes marketing the Property to real estate agents outside Broker's**
58 **office.**

59 **(iii)** Place appropriate transaction signs on the Property, except if Paragraph 6(b)(i) is checked below.

60 **(iv)** Use **Seller's** name in connection with marketing or advertising the Property.

61 Display the Property on the Internet except the street address.

62 **(b)** Not Publicly Market to the Public/Seller Opt-Out:

63 **(i.)** **Seller** does not authorize **Broker** to display the Property on the MLS.

64 **(ii.) Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), a For Sale sign will not be placed
65 upon the Property and

66 **(iii.) Seller** understands and acknowledges that if **Seller** checks option 6(b)(i), **Broker** will be limited to
67 marketing the Property only to agents within **Broker's** office.

68 MVP / _____ **Initials of Seller**

69 **(c)** Obtain information relating to the present mortgage(s) on the Property.

70 **(d)** Provide objective comparative market analysis information to potential buyers.

71 **(e) (Check if applicable)** Use a lock box system to show and access the Property. A lock box does not
72 ensure the Property's security. **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock
73 box is for **Seller's** benefit and releases **Broker**, persons working through **Broker**, and **Broker's** local Realtor
74 Board / Association from all liability and responsibility in connection with any damage or loss that occurs.

75 Withhold verbal offers. Withhold all offers once **Seller** accepts a sales contract for the Property.

76 **(f)** Act as a single agent of **Seller** with consent to transition to transaction broker.

77 **(g) Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These
78 websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or
79 reviews and comments about a property may be displayed in conjunction with a property on some VOWs.
80 Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews
81 about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or
82 comments and reviews about this Property.

83 **Seller** does not authorize an automated estimate of the market value of the listing (or a hyperlink to such
84 estimate) to be displayed in immediate conjunction with the listing of this Property.

85 **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or
86 display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

87 **7. Seller Obligations:** In consideration of **Broker's** obligations, **Seller** agrees to:

88 **(a)** Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to
89 **Broker** all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.

90 **(b)** Recognize **Broker** may be subject to additional MLS obligations and potential penalties for failure to comply
91 with them.

92 **(c)** Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during
93 reasonable times.

94 **(d)** Inform **Broker** before leasing, mortgaging, or otherwise encumbering the Property.

95 **(e)** Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature,
96 including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's**
97 negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; or (3) the
98 existence of undisclosed material facts about the Property.

99 **(f)** Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).

100 **(g)** Make all legally required disclosures, including all facts that materially affect the Property's value and are not
101 readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such
102 material facts (local government building code violations, unobservable defects, etc.) other than the following:

103 _____
104 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.

105 **(h)** Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting
106 requirements, and other specialized advice.

Seller (MVP, APR) and Broker/Authorized Associate (_____) (FW) acknowledge receipt of a copy of this page, which is Page 2 of 6.
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any field in the Multiple Listing Service.

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- 107 8. **Compensation:** Seller will compensate **Broker** as specified below if a buyer is procured who is ready, willing,
108 and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other
109 terms acceptable to **Seller**. **Seller** will pay **Broker** as follows:
- 110 (a) 5% of the total purchase price plus \$ _____ OR \$ _____, no
111 later than the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's**
112 fee being earned.
- 113 (b) 5 (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is
114 exercised, **Seller** will pay **Broker** the Paragraph 8(a) fee, less the amount **Broker** received under this
115 subparagraph.
- 116 (c) 5 (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or
117 agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a
118 contract granting an exclusive right to lease the Property.
- 119 (d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by
120 sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether
121 the buyer is secured by **Seller**, **Broker**, or any other person. (2) If **Seller** refuses or fails to sign an offer at the
122 price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to
123 cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection Period"),
124 **Seller** transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom
125 **Seller**, **Broker**, or any real estate licensee communicated regarding the Property before Termination Date.
126 However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another
127 broker.
- 128 (e) **Retained Deposits:** As consideration for **Broker's** services, **Broker** is entitled to receive _____% of all
129 deposits that **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the
130 Paragraph 8(a) fee.
- 131 (f) **Brokerage commissions are not set by law and are fully negotiable.**
- 132 9. **Notice to Seller Regarding Buyer Brokers:** The buyer's broker, even if compensated by **Seller** or **Broker**, will
133 provide services for the buyer. **Seller** is advised and is aware that **Seller** may, but is not required to, compensate a
134 buyer's broker upon closing. **Seller** may choose to enter into a separate written agreement to pay buyer's broker
135 or may approve **Broker** to pay buyer's broker in accordance with paragraph 10. **Seller** also understands:
- 136 (a) "Buyer's broker" may include this **Broker** if **Broker** also works with buyer on this transaction;
- 137 (b) If this occurs during the duration of this listing, **Broker** will be entitled to the compensation in
138 paragraph 8 for services performed for **Seller**, as well as the buyer's broker compensation in
139 paragraph 10(a) for services performed for buyer; the **Seller** should therefore take this into
140 consideration when negotiating compensation; and
- 141 (c) **Broker** may receive separate compensation from buyer for services rendered to buyer by **Broker**.
- 142
- 143 10. **Compensation to Buyer Brokers: Brokerage commissions are not set by law and are fully negotiable.**
144 **Seller** approves the following (check one option; if no option is checked then option (c) is deemed to be selected):
- 145 (a) **Seller** authorizes **Broker** to offer compensation to buyer's broker in the amount of: 2.5% of the
146 purchase price or \$ _____. (This amount will be paid from **Broker** to buyer's broker from
147 the compensation amount agreed to in paragraph 8.) This compensation will be set forth in a separate
148 written agreement between **Broker** and buyer's broker.
- 149 (b) **Seller** authorizes **Broker** to offer compensation to buyer's broker from **Seller** in the amount of:
150 _____% of the purchase price or \$ _____. This compensation will be set forth in a
151 separate written agreement between **Seller** and buyer's broker.
- 152 (c) No compensation will be offered to buyer's broker.
- 153
- 154

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155 **11. Brokerage Relationship:**

156 **SINGLE AGENT NOTICE**

157 **FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO**
158 **BUYERS AND SELLERS THEIR DUTIES.**

159 As a single agent, Paradise Real Estate International
160 and its associates owe to you the following duties:

- 161 1. Dealing honestly and fairly;
- 162 2. Loyalty;
- 163 3. Confidentiality;
- 164 4. Obedience;
- 165 5. Full Disclosure;
- 166 6. Accounting for all funds;
- 167 7. Skill, care, and diligence in the transaction;
- 168 8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee
- 169 otherwise in writing; and
- 170 9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

171 Madeline Valentín Perez
172 Signature

04/29/2026
Date

173 Andrea Perez Rodriguez
174 Signature

04/29/2026
Date

175 * * * * *

176 **CONSENT TO TRANSITION TO TRANSACTION BROKER**

177 **FLORIDA LAW ALLOWS REAL ESTATE LICENSEES WHO REPRESENT A BUYER OR SELLER AS A SINGLE**
178 **AGENT TO CHANGE FROM A SINGLE AGENT RELATIONSHIP TO A TRANSACTION BROKERAGE**
179 **RELATIONSHIP IN ORDER FOR THE LICENSEE TO ASSIST BOTH PARTIES IN A REAL ESTATE**
180 **TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE**
181 **SELLER. THIS CHANGE IN RELATIONSHIP CANNOT OCCUR WITHOUT YOUR PRIOR WRITTEN CONSENT.**

171 As a transaction broker, Paradise Real Estate International
172 and its associates, provides to you a limited form of representation that includes the following duties:

- 184 1. Dealing honestly and fairly;
- 185 2. Accounting for all funds;
- 186 3. Using skill, care, and diligence in the transaction;
- 187 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable
- 188 to the buyer;
- 189 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee
- 190 otherwise in writing;
- 191 6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the
- 192 seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price
- 193 submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree
- 194 to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
- 195 7. Any additional duties that are entered into by this or by separate written agreement.

196 Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties
197 are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee
198 to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent
199 one party to the detriment of the other party when acting as a transaction broker to both parties.

200 I agree that my agent may assume the role and duties of a transaction broker.

201 Madeline Valentín Perez
202 Signature

04/29/2026
Date

203 Andrea Perez Rodriguez
204 Signature

04/29/2026
Date

Seller (MVP APR) and Broker/Authorized Associate (FW) acknowledge receipt of a copy of this page, which is Page 4 of 6.
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205 **12. Conditional Termination:** At **Seller's** request, **Broker** may agree to conditionally terminate this Agreement. If
206 **Broker** agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct
207 expenses incurred in marketing the Property, and pay a cancellation fee of \$_____ plus
208 applicable sales tax. **Broker** may void the conditional termination, and **Seller** will pay the fee stated in Paragraph
209 8(a) less the cancellation fee if **Seller** transfers or contracts to transfer the Property or any interest in the Property
210 during the time period from the date of conditional termination to Termination Date and Protection Period, if
211 applicable.

212 **13. Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other
213 matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be
214 settled by first attempting mediation under the rules of the American Arbitration Association or other mediator
215 agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover
216 reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:
217 **Arbitration:** By initialing in the space provided, **Seller** (MVP) (APR) and **Broker or Authorized Associate**
218 EW (____) agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in
219 which the Property is located in accordance with the rules of the American Arbitration Association or other
220 arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision
221 of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and
222 will equally split the arbitrator's fees and administrative fees of arbitration.

223 **14. Miscellaneous:** This Agreement is binding on **Seller's** and **Broker's** heirs, personal representatives,
224 administrators, successors, and assigns. **Broker** may assign this Agreement to another listing office. This
225 Agreement is the entire agreement between **Seller** and **Broker**. No prior or present agreements or representations
226 will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic signatures are acceptable and
227 will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals.
228 The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees, and other categories
229 of potential or actual transferees.

230 **15. Additional Terms:** PREI Broker Fee \$400 at successful closing. _____

231 If Paradise finds a buyer, the compensation will be reduced to 3% of the the sale price. _____

232 _____

233 _____

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Seller (MVP) (APR) and Broker/Authorized Associate (____) EW acknowledge receipt of a copy of this page, which is Page 5 of 6.
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246 **Seller's Signature:** Madeline Valentin Perez Date: 04/29/2026

247 Home Telephone: _____ Work Telephone: _____ Facsimile: _____

248 Address: _____

249 Email Address: _____ mvpevents@gmail.com

250 **Seller's Signature:** Andrea Perez Rodriguez Date: 04/29/2026

251 Home Telephone: _____ Work Telephone: _____ Facsimile: _____

252 Address: _____

253 Email Address: _____ mvpevents@gmail.com

254 **Broker or Authorized Sales Associate:** Elvie Weir Date: 04/29/2026

255 Brokerage Firm Name: _____ Paradise Real Estate International Telephone: _____ 305.321.2768

256 Address: _____ 3416 S R 17 NORTH SUITE 2 SEBRING FL 33870

257 Copy returned to **Seller** on _____ by email facsimile mail personal delivery.

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