



LISTING ASSIGNMENT

You have been assigned as the agent/broker on the above referenced asset.

Property Address: _____

REO ID: _____

Date: _____

List Price: _____ () Initial Listing () Extension () Price Reduction

Original List Date: _____

List Expires: _____

Commission & Technology Fee

Commission is earned/paid on successfully closed transactions ONLY. Compensation for a successful sale is as follows:

- Listing Commission is 3.5% to the listing agent and up to 2.5% to the selling agent.
- Minimum commission payable to Listing Broker is \$2000
Minimum Commission payable to Selling Agent is \$1000
- Technology fee \$250: Paid at closing by the Listing Broker. This fee is deducted on closed sales only. An admin fee of 35% of the listing agent commission paid at closing. The fees are non-transferable and may not be passed through to, or collected by the Listing Broker from, any third party, such as a buyer or a buyer's agent. Listing Broker agrees to pay this fee in accordance with the terms of this agreement.
- Selling agent to pay 35% referral fee to DRM Realty when they are assigned to auction property by default. Note: If the buyer is not represented by an agent the listing agent will be assigned as the selling agent.

Listing Guidelines & Broker Requirements

- All Dawson properties may be assigned to My Next Bid auction platform at the time of listing.
- Upload MLS sheet in Equator after property is listed in MLS.
- Maintain active membership in the most widely used MLS for your region.
- Sign and return listing agreement with all fields completed at the top of the form. The initial listing time frame is 60 days and in 30 day increments after the initial 60.
- Provide clear marketing photos a minimum of 6 and maintain quality signage on property.
- All properties are subject to a closing coordination fee of \$995.00
- Promptly submit all offers to via EQ by the listing agent and via www.mynextbid.com for all auction properties.
- Broker shall not make any repairs to asset.
- Add Equal Housing Opportunity Logo to Real Estate Signs and Marketing Material.



Broker Marketing Plan:

The Broker will ensure that all properties will be listed for sale two (2) business days after the approved list price. Initial listing periods will be 60-days, with an optional 30-day extension at the discretion of DRM.

Broker shall ensure a "for sale" sign on the property, advertises the property for sale utilizing methods customary in the marketplace, and offers the property for sale to cooperating brokers through the appropriate MLS.

Marketing & Advertisement: (Internet, Open Houses, Mailers, Flyers, MLS, Social Media platforms, Networks, Zillow, etc.) Create a marketing video, post it to social media channels.

Provide Monthly Status Reports

Broker will provide monthly status reports.

Termination of Listing:

In the event listing is terminated by DRM Broker shall be eligible to receive a commission in connection with a sale of property that occurs before the termination date if and only if (if) within five (5) days of the termination date, Broker provides written proof to DRM the details, name of clients whom Broker showed the property.

Termination by Broker: If Broker terminates the MLA or individual Listing Agreement, Broker acknowledges and agrees that such termination will result in the Broker waiving all commissions or fees from the sale of the applicable property.

Asset Reassignment: The Broker shall not receive any commissions relating to a property if an asset is reassigned. The Broker must sell the property by the end of the Listing Agreement, or the property may be reassigned. DRM may terminate the Listing for that property upon notice to Broker if the sale is not completed by the end of the listing agreement date. USDA assets must be sold promptly. **The property must be sold within 90 days**

Report Code Violations or Liens:

Report any code violations immediately to Asset Manager via Equator with subject line Code Violations and upload any supporting documentation.

The listing agents can purchase, however they cannot receive a commission.

- **No commission will be paid to participating Listing brokers who purchases a USDA REO property.**
- **Only half of the standard commission will be paid to a non-participating broker who purchases an REO property. (**Place this verbiage in MLS)**

SELLER SIGNATURE: 
Dawson's Realty & Mortgages, INC.
Marcia Toms

BROKER NAME: 

Date: _____

Date: _____