REAL ESTATE LISTING AGREEMENT (EXCLUSIVE RIGHT TO SELL)

Parties & Property

This Listing Agreement is made on ______________ between ______________________________ (Seller) and ______________________________ (Broker/Brokerage), licensed in the State of ____________________.

Property: ____

Listing Type & Term

Type: Exclusive Right to Sell. The Broker earns the commission if the property is sold during the term by anyone, including the Seller.

Term: from ______________ to ______________.

Listing Price

List price: $______________, or such other price the Seller later authorizes in writing.

Commission

Seller agrees to pay a commission of ______% of the gross sale price (or $______________), payable at closing. Commission is negotiable and not set by law. Compensation to any cooperating buyer's broker: ______________________________.

Broker Duties

Market the property, place it on the MLS (authorized: Yes / No), arrange showings, present all offers, and assist negotiations.

Seller Duties

Provide access, make required disclosures, and refer inquiries to the Broker.

Agency / Dual Agency Disclosure

The Seller acknowledges receiving the required agency disclosure. Consent to dual agency: Yes / No. (Confirm your state's rules.)

Protection / Holdover Period

If the property is sold within ______ days after the term to a buyer the Broker introduced during the term, the commission is still owed, unless the property is then listed with another broker.

Signatures

Seller: ______________________________ Date: ________ Broker: ______________________________ Date: ________

DISCLAIMER: This template is provided for general informational purposes only and is not legal advice. Laws vary by state. Have the completed document reviewed by a licensed attorney and confirm local recording, witnessing, and notarization requirements before signing.