

OPEN LISTING REALTY AGREEMENT

This agreement signed on the ____ day of _____, 20__, by and between _____ (Owner) and _____

BetterHomesNJ VRI Realtors(Broker) who agree as follows:

Listing term. Owner lists the following described property, which is located at _____, with Broker for a period of ____ days, from date hereof.

Description of Property. The property is more particularly described as follows:

Commission. Owner agrees to pay Broker a commission of ____ percent (%) of the sale price should Broker find a purchaser ready, willing, and able to pay at least _____ dollars (\$) for the property or such other sum as may be accepted by Owner. Said commissions are payable upon closing.

Non-Exclusive. The Owner retains the right to sell the property directly on his or her own behalf with no sales commission to Broker, so long as the Broker did not find the purchaser. The Owner further has the right to list the property with other brokers. If a sale is made within ____ months after this agreement terminates to parties found by the Broker during the term of this agreement, and the buyer has been disclosed to Owner, Owner shall pay the commission specified above.

To advertise the property and display signs thereon, and online thru company websites and other forms of advertising.

I accept this listing and agree to act promptly and diligently to procure a buyer for said property.

Owner

Broker