

ListMyHouse.com

RHODE ISLAND - LISTING AGREEMENT

Owner Name: _____ LISTING FEE: \$ _____

Owner Address: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____ E-mail: _____

LOCATION OF PROPERTY TO BE LISTED

Address: _____

City/Town: _____

State: **RHODE ISLAND**

Zip Code: _____

List Price: \$ _____

Contact Name for Showings: _____

Contact Number for Showings: _____

Commission Offered to Buyer's Agent: _____ % (Typically 2.0%, 2.25% or 2.5% and not paid to ListMyHouse.com under any circumstances.)

Listing Start Date: _____

Listing End Date: _____

How did you hear about ListMyHouse.com? _____

In consideration of the mutual covenants and agreements herein contained, the undersigned Owner hereby agrees to give Michael J. Richards, d/b/a ListMyHouse.com, the Exclusive Agency to sell the above listed property for the price listed above and on the terms and conditions in this document. "Exclusive" means only that our agency agreement is Exclusive and that you will not be listing the property with any other office without first canceling with ListMyHouse.com. This agreement is NOT an "Exclusive Right to Sell".

Owner

Owner

ListMyHouse.com

Owner acknowledges receipt of the Rhode Island Agency Disclosure and Owner will complete and deliver a property information disclosure statement to prospective buyers in accordance with Rhode Island Law. Michael J. Richards, d/b/a ListMyHouse.com, will not be entitled to the offered agent commission under any circumstances. Owner must review the listing upon posting for accuracy and notify ListMyHouse.com immediately if there is any misinformation posted or omitted from the listing. ListMyHouse.com shall not be responsible for typographical errors, misinformation, misprints and shall be held harmless by Owner.

Owner and ListMyHouse.com hereby agree as follows:

1 **[LISTMYHOUSE.com](http://ListMyHouse.com) WILL PERFORM THE FOLLOWING**

a. Provide a Listing of your property on the following:

- (i) RI Statewide MLS & Rhode Island Living
- (ii) MLS Property Information Network* (MLSPIN) (Largest MLS in New England)
- (iii) REALTOR.com
- (iv) Boston.com
- (v) ListMyHouse.com.

Many other websites will pull the listing from the MLS and REALTOR.com. ListMyHouse.com cannot guarantee if these additional websites will pull the listing. Accordingly, these websites are intentionally left out of this agreement.

- (vi) Provide Home Buying & Selling Manual
- (vii) Provide Deed Preparation for closing (upon request)
- (viii) Provide Standard Offer to Purchase and Purchase & Sale Agreement
- (ix) Provide Lead-Based Paint Disclosure & EPA Pamphlet
- (x) Residential Property Disclosure & Disclaimer Statement
- (xi) Provide Rhode Island Law Summary
- (xii) Provide Individual Property Web Page and Web Address With Photos
- (xiii) Provide Personal ListMyHouse.com I.D. Number and MLS Number

* An additional fee may apply if Owner elects to have an additional listing in the MLS Property Information Network (MLS PIN) which is primarily a MA MLS system.

II. **[LISTMYHOUSE.com](http://ListMyHouse.com) WILL NOT PERFORM THE FOLLOWING**

- a. Provide representation or advice, legal or otherwise, to the Owner. Provide any service to the property owner not stated in this agreement except Owner authorized changes (price, offered commission, etc. and open house announcements).
- c. Negotiate offers or contracts, appraise, evaluate, give opinions of value, or claim to find buyers. Attend the closing.

OWNER AGREES TO BE RESPONSIBLE FOR THE FOLLOWING

- a. Determine asking price and terms.

Owner

Owner

ListMyHouse.com

- b. Make all arrangements for showings with agents and/or buyers.
- c. Make all arrangements for any open houses that Owner chooses to advertise and conduct.
- d. Review and negotiate all offers and purchase and sale agreement preparation.
- e. Notify ListMyHouse.com of any changes regarding price, terms, or conditions, including acceptance of an Offer to Purchase or Purchase and Sale Agreement.
- f. Not restricting the sale of the property according to race, color, religion, handicap, familial status, sex, national origin, or any other illegal discrimination.
- g. Fully disclose any and all defect in the property which are not open and obvious and which may materially affect the value or desirability of the property.
- h. Authorize the release of a copy of the Purchase and Sale Agreement to ListMyHouse.com upon request.
- i. At closing, pay the offered agent fee that Owner requested to be posted on the MLS by ListMyHouse.com.
- J Perform any other function necessary to sell the property.

IV. AUTHORIZATION

Owner represents that he/she/they has full authority to contract to sell the property, to convey the property and that no other person, entity or otherwise is necessary for these actions.

V. CANCELLATION

This agreement may be cancelled at any time in writing by Owner. However, Owner is obligated to pay the offered commission to an agent who procured a buyer(s) on any purchase and sale agreement entered into within 180 days of terminating or cancellation of this agreement if the buyer was introduced to the property by an agent while the property was listed by ListMyHouse.com.

VI. CHANGES TO THE LISTING AND OPEN HOUSE POSTINGS

Owner may make an unlimited amount of changes and open house announcements for no charge. There is no fee to “Cancel” or have the listing moved to an “Under Agreement” or “Sold” status. To Cancel or move the listing to an Under Agreement or Sold status requires Owner to request same at www.listmyhouse.com/remove. Sellers are required to notify ListMyHouse.com within 24 hours of accepting an offer or deciding not to show the property by using this link.

VII. ATTORNEY FEES

In any litigation arising out of this agreement, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees, costs and expenses.

Owner

Owner

ListMyHouse.com

VIII. OTHER AGREEMENTS

No prior or present agreements or representations shall be binding upon the parties unless they are included in this agreement. No modification or change in this agreement shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

IX. PERSONS BOUND

This agreement shall bind and inure to the benefit of the parties and their successors in interest.

NOTE: IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THERE WILL BE NO COMMISSION FEE PAID BY OWNER UNDER THIS AGREEMENT IN ANY CASE UNLESS A REAL ESTATE AGENT HAS DIRECTLY OR INDIRECTLY FURNISHED INFORMATION ABOUT THE LISTED PROPERTY TO THE BUYER OR OTHERWISE PARTICIPATED IN THE SALE. OWNER WILL PAY THE OFFERED COMMISSION TO AN AGENT ONLY IF THE AGENT IS THE SO-CALLED "PROCUREING CAUSE" OF THE SALE.

SELLER MAY CANCEL AT ANY TIME WITHOUT COST AND DOES NOT PAY ANY COMMISSION AT ANY TIME IF HE/SHE/THEY FINDS A BUYER WITHOUT THE ASSISTANCE OF AN AGENT.

Michael J. Richards, REALTOR®
Real Estate Broker
Broker License: 141113

Owner:

Date: _____

Owner:

Date: _____

OFFICE CONTACT INFORMATION

Michael J. Richards d/b/a
ListMyHouse.com
2324 Turnpike Street, 2nd Floor
North Andover, MA 01 845

Phone: 1-800-762-7570
Fax: 1-800-682-3189
E-mail: mike@listmyhouse.com