



1. APPOINTMENT OF REALTOR: In consideration of the Brokerage's efforts to find a Buyer for Seller(s)'s Property, the Brokerage submitting this Listing Contract to the Multiple Listing Service of the Lancaster Board of REALTORS®, Inc. (MLS) and the Brokerage's payment of all costs incurred by the Brokerage in connection therewith Seller(s) hereby grants to Brokerage, the exclusive right commencing through to sell or exchange the

Property known generally as and more fully described on the worksheet for the Sum of \$ payable in cash at closing or for such other price or on such other terms and conditions to which Seller(s) may consent in writing.

2. REALTOR'S FEE AND COMPENSATION POLICY: Seller(s) hereby agrees to pay Brokerage a fee of of the selling price of the Property if during the period of this Listing Contract 1) Seller(s)'s property is sold or exchanged by anyone or 2) Brokerage produces a Buyer ready, willing and able to purchase the Property on the above terms and conditions. Seller(s) hereby permits Brokerage to offer compensation and to compensate other Brokers as subagents (Yes) (No) or buyer Brokers (Yes) (No) from the fee paid.

3. REALTOR'S COOPERATION POLICY: It is the policy of this company to cooperate with all other Brokerages unless believed NOT to be in the Seller(s)'s best interests. Such refusals to cooperate by the Brokerage must be included in the written disclosure of their Brokerage policy on agency relationships.

4. COMPANY AGENCY POLICY: Seller(s) (Has) (Has Not) received Brokerage's written disclosure of their Brokerage's policy on agency relationships.

5. PROTECTION PERIOD: If a purchase agreement is signed before this Listing Contract expires, but the closing of the sale of the Property does not take place until after the original term or any extension of this Listing Contract, Seller(s)'s obligation to pay a fee as stated in this Listing Contract shall be extended to coincide with the closing date. In addition, such fee shall be paid if the Property is sold or exchanged within days (Protection Period) after the expiration of this Listing Contract or any extension thereof to anyone with whom Brokerage has had negotiations prior to expiration, provided Seller(s) has received notice in writing, including the names of the prospective Buyers, before or upon expiration of this listing contract or any extension thereof. However, Seller(s) shall not be obligated to pay Brokerage such fee if Seller(s) enters into a valid Listing Contract with another licensed real estate brokerage during said Protection Period.

6. SELLER(S)'S COOPERATION: Brokerage is authorized to place a "For Sale" sign on the Property and to remove all other "For Sale" signs and to actively market the Property. Brokerage and all Brokerages and salespersons authorized by Brokerage shall have access to the property at all reasonable times for the purpose of showing it.

7. CONVEYANCE AND STATUS OF TITLE: In the event of a sale or exchange, Seller(s) hereby agrees to furnish satisfactory evidence of marketable title to the Property and to convey the Property by transferable and recordable warranty deed, with release of dower, if any, or fiduciary deed, as appropriate.

8. DISCLOSURE: If applicable, Seller(s) agrees to provide Buyer with a completed Residential Property Disclosure form as required by Ohio Revised Code §5302.30 unless excepted by law.

9. MLS AUTHORITY: Seller(s) directs Brokerage to immediately submit this Listing Contract to the MLS to be published and disseminated to participants therein. Brokers is further authorized to place information about the Real Estate in any other informational service medium to advertise and promote the sale of the Real Estate. Seller(s) warrants this Listing Contract and worksheet, to the best of Seller(s)'s knowledge, to be correct and accurate.

10. USE OF LOCKBOX: A lock box (key safe) is part of a system whereby cooperating REALTORS® and their associates may gain access to your property. Your property key is safely locked inside the lock box, which is then attached to your property in some manner. It then allows all those who have the lock box combination or an authorized computer key to access your property key. Use of the lock box is not mandatory. However, its use provides greater exposure of your property to prospective buyers because your property key will always be available to authorized agents for showing on a short notice. Failure to allow your REALTOR® to use a lock box to provide maximum safe access to your property could mean that a ready, willing and able buyer may not be able to view your property. Only authorized agents are informed of the lock box combination or may have access with an authorized computer key. The Seller(s) hereby acknowledges that they have read and understand the conditions and advantages of the use of lock boxes. (Check One) Seller(s) hereby authorize the use of a lock box on the conditions explained above. Seller(s) release all authorized MLS Participant Brokers from any loss, injury or damage to persons and property arising from the presence or lack of presence of a lock box which is not the direct result of gross negligence on the part of said authorized Brokers. OR Seller(s) does not wish to authorize the use of a lock box on the conditions explained above.

11. FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale of rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

12. AMENDMENTS: No amendment or alterations in the terms hereof shall be valid or binding unless made in writing and signed by the parties hereto.

13. SIGNATURE(S)/REMARKS:

Remarks

Signature

of Owner(s)

Signed: Month/Day/Year

Address

Accepted by Broker

City, State, Zip

Salesperson

Phone(s)