



Full Service Brokerage

Non-Exclusive Authorization to Sell, Exchange or Option

This is intended to be a legally binding agreement. Read it Carefully

1. I, the undersigned ("Seller") hereby employ and grant RExSold, ("Broker") the Non-Exclusive right, commencing on _____, 20____, and expiring upon termination by either party at any time by written notice, to Sell _____, Exchange _____, the real property situated in the City of _____, County of _____, State of _____, described as follows: _____

APN: _____

2. TERMS OF SALE: The listing price shall be _____ (\$ _____), _____ with terms acceptable to Seller If Seller with consider an Exchange, the types of properties Seller will consider for exchange are as follows: _____

3. NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between the OWNER and Broker.

COMPENSATION TO BROKER: I hereby agree to compensate Broker, irrespective of agency relationships(s), as follows.

- (a) Commercial and Income Properties (greater than four units): 6% of the 1st \$500,000, 3% of the balance over \$500,000.
(b) Vacant Parcels, Vacant Ranches and Development Land: 10% of the 1st \$500,000, 5% of the balance over \$500,000.
(c) Residential (1-4 units), Agricultural and Ranches with Residence, 6% of the 1st \$500,000, 3% of the balance over \$500,000.
(d) Option: Seller agrees further to pay Broker, as compensation for obtaining an option, a fee of 8% of the option amount.
(e) The compensation provided for in subparagraphs (a) through (d) if the property is sold, conveyed, leased, exchanged or otherwise transferred within 360 days after the termination of this authority or any extension to anyone with whom Broker has had negotiations with or shown the property to prior to final termination, provided I have received notice in writing, including the names of the prospective purchasers, before or upon termination of this agreement or any extension.
(f) This is a Non-Exclusive Agreement, Seller reserve the right to sell the property to a purchaser directly or through another broker, without any obligation for commission to Broker except (1) on a transaction during the listing period or any extension, with any party who is initially introduced to or shown the property by Broker, or (2) under subparagraph (e)
(g) I authorize Broker to cooperate with other brokers, to appoint subagents, and to divide with other brokers such compensation in any manner acceptable to brokers. OWNER also agrees to allow Broker to place said property on the RExData data base, other data bases and on various internet locations.
(h) I agree to execute and deliver an escrow instruction irrevocably assigning to Broker compensation in the amount provided above from the Seller's proceeds.
(i) Broker request that that Seller reserves RExSold from Exclusive Listing agreements entered into with other Brokers.
(j) Seller agrees to make available to Broker all data, records and documents pertaining to the property and to complete any required disclosure agreements. Seller agrees to save and hold Broker harmless from all claims, disputes, litigation, and/or judgments arising from any incorrect information supplied by Seller, or from any material facts which Seller knows but fails to disclose.

4. Any legal cost incurred by RExSold to collect the compensation due, shall be paid by the Sellert.

5. EQUAL HOUSING : Broker's services are offered in compliance with federal, state, and local anti-discrimination laws.

I, the Seller, warrant that I am the owner of the Property or have the authority to execute this contract. I acknowledge that I have read and understand this contract and have received a copy.

RExSold

Date: _____

Charles Jamgotchian, Broker

Seller (print) _____

1925 W. Santa Ana Ave., Fresno, CA. 93705

Seller signature _____

559-226-5796 FX: 775-254-2258

Seller signature _____

Email: chuckj@rexinet.com

Address: _____

http://www.rexinet.com

City, St, ZP _____

Sign: [Signature]

Phone: _____