

4. The Seller authorizes Broker to cooperate with other Brokers, and to divide with other Brokers such compensation in any manner acceptable to Brokers. The Seller agrees that Broker shall:
- Offer cooperation to Buyer's agent Yes ___ No Offer cooperation to Transaction Brokers Yes ___ No
 Offer compensation to Buyer's agent Yes ___ No Offer compensation to Transaction Brokers Yes ___ No
5. Seller acknowledges receiving the "Real Estate Brokerage Relationships" brochure. Seller understands that Broker may show alternative properties not owned by Seller to prospective buyers, may list competing properties for sales without breaching any duty or obligation to Seller, and may serve as a single agent or subagent for the same or different parties in other real estate transactions.
6. The Broker will not disclose the following information without the consent of all parties to the transaction:
- that a Buyer is willing to pay more than the purchase price offered for the property;
 - that a Seller is willing to accept less than the asking price for the property;
 - what the motivating factors are for any party buying or selling the property;
 - that a Seller or Buyer will agree to financing terms other than those offered; or
 - any information or personal confidences about a party to the transaction which might place the other party at an advantage over the party unless the disclosure is required by law or failure to disclose such information would constitute fraudulent misrepresentation.
7. Seller hereby acknowledges the availability of home protection programs. (Not applicable at present time in this area).
8. Seller also understands and agrees that as part of marketing the property, Broker will be showing Buyers properties other than Seller's and providing Buyers with information on selling prices in the area.
9. The Seller agrees to divide equally with the Broker any earnest money deposited with a contract and forfeited by a Buyer, but not in excess of the amount to which the Broker would be entitled had the transaction closed.
10. The Seller gives the Broker the right to place a "For Sale" sign on the property and to remove all other signs during the term of the listing agreement.
11. The Seller agrees to refer all inquiries and offers received during the term of this listing agreement to the Broker.
12. The Seller agrees to provide the buyers of the property with evidence of clear title and to provide inspection reports, if any, when called for in a sales agreement. The Seller hereby agrees to indemnify and hold harmless the Broker, Broker's agents and employees from any liabilities, costs, or expenses with respect to said inspections.
13. Seller agrees to leave utilities on during the term of this listing or until final settlement of a sales transaction, whichever is later.
14. Seller agrees to thoroughly review the listing information prepared by the Broker and advise the Broker immediately of any errors or omissions. Seller further stipulates that the age of the property and the dimensions of the lot as shown on the listing information are accurate to the best of Seller's knowledge.
15. **SELLER HAS BEEN ADVISED AND UNDERSTANDS THAT THE LAW REQUIRES DISCLOSURE OF ANY KNOWN MATERIAL DEFECT IN THE PROPERTY TO PROSPECTIVE BUYERS AND THAT FAILURE TO DO SO MAY RESULT IN CIVIL LIABILITY FOR DAMAGES. SELLER AGREES TO INDEMNIFY AND HOLD HARMLESS BROKER AND BROKER'S AGENTS FROM ANY CLAIMS THAT REQUIRED DISCLOSURES WERE NOT MADE, INCLUDING REASONABLE ATTORNEY FEES OF BROKER AND BROKER'S AGENT.** SELLER hereby warrants that the information provided to the Broker as well as the information provided herein is true and correct according to the Seller's best knowledge and belief, and agrees to hold Broker and Broker's agents and any cooperating brokers and agents harmless from any damages, cost, attorney fees, or expenses whatsoever arising by reason of Seller not disclosing any pertinent information, giving any incorrect information, or the breach of any terms and conditions of this agreement.

Seller INT. _____ INT> _____