Indiana State Form

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT MLS# __________

This is a binding legal agreement. If you do not fully understand it, seek advice from a qualified legal professional before signing.

This Exclusive Right to Sell Listing Agreement ("Agreement") is made between __________, referred to as "Seller," and __________, a Licensed Real Estate Broker, referred to as "Principal Broker."

The Seller grants the Principal Broker the sole and exclusive authority to sell the property located at __________, referred to as the "Property." The Property is described below and/or in any attached addendum, which, once reviewed and signed by the Seller, becomes part of this Agreement.

The Seller agrees to review and confirm the accuracy of the Property listing as it appears in My State MLS within ______ days. A copy of the listing will be provided by the Principal Broker via fax, email, or mail, and the Seller will notify the Principal Broker of any necessary corrections. Any attached addendum is considered reliable but is not guaranteed by the Seller or their representative(s). The agreed listing price for the Property is $ __________.

The Seller authorizes the Principal Broker to submit the listing to My State MLS, a multiple listing service, within 48 hours of the Agreement start date, and to extend offers of cooperation or compensation to all My State MLS participants and any other licensed brokers the Principal Broker deems beneficial to the Seller.

This Agreement begins on __________ and ends on __________ at midnight. The Seller agrees to pay the Principal Broker a brokerage commission of __________% of the selling price, payable no later than the closing date if an offer is accepted during the listing period or any extension of it. If the Property is sold, exchanged, conveyed, or under contract during the listing period, the Principal Broker is entitled to the stated commission.

The Seller authorizes the Principal Broker to share the commission with other MY State MLS member brokers involved in the sale. The Seller approves the following commission structure from the agreed commission or other compensation:

___% to a Buyer's agent
___% to a Broker's agent
___% to a Subagent

If the cooperating broker, salesperson, or broker is not a member of MY State MLS (at the Principal Broker's discretion), the Seller is entitled to disclosure of any such compensation arrangement.

If the Property is sold within ______ days after this Agreement expires to someone who viewed it during the term, the Seller will pay the agreed brokerage fee to the Principal Broker—unless the Property is listed in writing with another licensed broker during that period.

Principal Broker
Initial & Date

Seller
Initial & Date

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