



**ILLINOIS ASSOCIATION OF REALTORS®
EXCLUSIVE RIGHT TO SELL CONTRACT
(WITHOUT DUAL AGENCY DISCLOSURE AND CONSENT)**



1. In consideration of the services to be performed by _____, (Brokerage Company, hereinafter referred to as "Broker") and the commissions to be paid by _____, ("Seller"), the parties agree that Broker shall have the exclusive right to market and sell Seller's property upon the following terms and conditions:

Property Address: _____

City: _____, Illinois Zip: _____

Marketing Price: \$ _____

Marketing Period: From _____ 2_____ through 11:59 p.m. on _____, 2_____.

2. Broker agrees to provide those brokerage services set forth in Section 15-75 of the Illinois Real Estate License Act of 2000.
3. If during the term of this Contract Broker obtains an offer to purchase the property from a ready, willing, and able buyer at the marketing price, or if Seller enters into a contract or receives an offer that results in a contract for the sale or exchange of the property at any price and upon any terms to which Seller consents, Seller shall be obligated to pay Broker a commission of _____ percent (____%) of the total purchase price of the sale or exchange. The full commission is to be paid at closing, which in the case of a sale on contract for deed shall be at the time buyer and Seller execute the initial contract or agreement for deed.
4. Seller agrees that such a commission shall be paid if the property is sold or exchanged by Seller within a protection period of _____ (____) days following the term of this Contract or any extensions thereof to anyone to whom the property was presented during the term of this Contract. However, this provision shall not apply if Seller has entered into a valid, written listing agreement with another licensed real estate broker during the protection period.
5. In the event a purchase contract is entered into and buyer defaults without fault on the Seller's part, Broker will waive the commission, and this agreement shall be continued from the date of default through the date provided in paragraph 1. Should Seller default on any contract for the purchase or exchange of the property, any commission owed under this agreement shall become payable immediately.

[5. ALTERNATE TO BE SUBSTITUTED IN LIEU OF THE ABOVE ¶[5.] In the event a purchase contract is entered into and buyer defaults with or without fault on the Seller's part, any commission owed under this contract shall become payable immediately. Should Seller default on any contract for the purchase or exchange of the property, any commission owed under this agreement shall become payable immediately.

6. When a contract to purchase is entered into for the purchase of Seller's property, the buyer may deposit earnest money with Broker. Broker will hold any such earnest money in a special, non-interest bearing escrow account on behalf of the buyer and Seller. Once the purchase goes to closing, the earnest money will be disbursed according to the terms of the contract to purchase.
 - (a) If the transaction fails to close due to fault of the Seller, the earnest money shall be returned to the buyer.

[AS TO (b) THROUGH (d) BELOW, THE PARTIES SHOULD CHECK THE ONE PARAGRAPH WHICH APPLIES].

- (b) IF THE TRANSACTION FAILS TO CLOSE DUE TO FAULT OF THE BUYER, THE EARNEST MONEY SHALL FIRST GO TOWARD PAYING THE COMMISSION BROKER WOULD HAVE EARNED IN THE SALE, AND THE BALANCE, IF ANY, SHALL GO TO SELLER.
- (c) IF THE TRANSACTION FAILS TO CLOSE DUE TO FAULT OF THE BUYER, THE EARNEST MONEY SHALL BE DISTRIBUTED TO THE SELLER, LESS ANY COSTS OF ADVERTISING OR REASONABLE EXPENSES INCURRED BY BROKER.
- (d) If the transaction fails to close due to fault of the buyer, the earnest money shall be distributed to the Seller.

7. Seller agrees that for the purpose of marketing Seller's property, Broker shall place Seller's property in the Multiple Listing Service(s) in which Broker is a member.

8. Seller makes the following elections with regard to having Sellers's property displayed on any Internet site: (circle YES or NO to all that apply)

- Display listing on any Internet site: YES NO
- Display Seller's property address on Internet: YES NO

Seller understands and acknowledges that if seller circles "NO" for the above two options, consumers who conduct searches for listings on the Internet will not see the corresponding information about Sellers' property in response to their searches.

Seller's Initials Seller's Initials Date

- Allow for automatic valuation tools to be used for Seller's listing: YES NO
- Allow for blogging or comments to be used or made regarding Seller's listing: YES NO

9. Seller(s) acknowledge(s) that they have been informed of the responsibilities imposed upon sellers under the Residential Real Property Disclosure Act. Seller agrees to comply with the requirements of this Act to the best of Seller's ability and to not knowingly give any false or inaccurate information regarding the disclosures required by that Act.

10. Broker designates _____, ("Seller's Designated Agent"), a sales associate(s) affiliated with Broker as the only legal agent(s) of the Seller. Broker reserves the right to name additional designated agents when in

Broker's discretion it is necessary. If additional designated agents are named, Seller shall be informed in writing within a reasonable time. (ADD IF DESIRED: Seller acknowledges that Seller's Designated Agent may from time to time have another sales associate, who is not an agent of Seller, sit an open house of Seller's property or provide similar support in the marketing of Seller's property.) Seller understands and agrees that this agreement is a contract for Broker to market Seller's property and that Seller's Designated Agent(s) is (are) the only legal agent(s) of Seller. Seller's Designated Agent will be primarily responsible for the direct marketing and sale of Seller's property.

11. Seller has been informed that potential buyers may elect to employ the services of a licensed real estate broker or sales associate as their own agent (buyer's agent).
12. Broker is authorized to show the property to prospective buyers represented by buyer's agents, and Broker, in its sole discretion, may pay a part of the above commission to buyer's agent or other cooperating agents. Broker is authorized in its sole discretion to determine with which brokers it will cooperate, and the amount of compensation that it will offer cooperating brokers in the sale of Seller's property. Seller acknowledges that the compensation offered to such cooperating brokers may vary from broker to broker.
13. Seller understands that Broker and/or Designated Agent may have previously represented a buyer who is interested in your property. During that representation, Broker and/or Designated Agent may have learned material information about the buyer that is considered confidential. Under the law, neither Broker nor Designated Agent may disclose any such confidential information to you.
14. Seller understands and agrees that other sales associates affiliated with Broker, other than Seller's Designated Agent(s), may represent the actual or prospective buyer of Seller's property. Further, Seller understands and agrees that if the property is sold through the efforts of a sales associate affiliated with Broker who represents the Buyer, the other sales associate affiliated with Broker will be acting as a Buyer's Designated Agent.
15. Seller agrees to immediately refer to Seller's Designated Agent all prospective buyers or brokers who contact Seller for any reason and to provide Seller's Designated Agent with their names and addresses.
16. Broker and Seller's Designated Agent are authorized in their sole discretion, to place a for sale sign on the property, if permitted by law, to remove all other such signs, to place a lockbox on the property, to have access to the property at all reasonable times for the purpose of showing it to prospective buyers, to cooperate with other brokers and to use pictures of the property and to expose property information and/or images to the Internet for marketing purposes.
17. Seller agrees to provide a limited home warranty program from _____ at a charge of \$_____ plus options, if any. Seller acknowledges that the home warranty program is a limited warranty with a deductible. Seller acknowledges receipt of the application for such home warranty program. [STRIKE THROUGH IF NOT OFFERED].
18. Items such as wall-to-wall carpeting, garage door openers, smoke detectors, built-in appliances, light fixtures, landscaping and many indoor and outdoor decorative items may legally be "fixtures" and if so they must remain with the house unless specifically excluded in the Purchase Agreement. (Discuss this matter with Seller's Designated Agent to avoid uncertainty for all parties regarding what you may take and what should remain with the house, and make specific provisions for these items in the Purchase Agreement.)
19. Seller understands that the information which Seller provides to Seller's Designated Agent as listing information will be used to advertise Seller's property to the public, and it is essential that this information be accurate. SELLER HAS EITHER REVIEWED THE MLS LISTING INPUT SHEET AND REPRESENTS THAT THE INFORMATION CONTAINED IN IT IS TRUE AND ACCURATE TO THE BEST OF SELLER'S KNOWLEDGE, OR SELLER UNDERSTANDS THAT THEY HAVE AN OBLIGATION TO PROVIDE ACCURATE, TRUTHFUL INFORMATION TO BE PUT IN THE MLS INPUT SHEET AND HEREBY PROMISES TO FULFILL THIS OBLIGATION. Although Seller is listing Seller's property in its present physical condition ("as is" condition), Seller understands that Seller may be held responsible by a buyer for any latent or hidden, undisclosed defects in the property which are known to Seller but which are not disclosed to the Buyer.
20. Seller agrees to save and hold Broker harmless from all claims, disputes, litigation, judgments, and costs (including reasonable attorney's fees) arising from Seller's breach of this agreement, from any incorrect information or misrepresentation supplied by Seller or from any material facts, including latent defects, that are known to Seller that Seller fails to disclose.
21. This contract shall be binding upon and inure to the benefit of the heirs, administrators, successors, and assigns of the parties hereto. This contract can only be amended by a writing signed by the parties.
22. THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL SELLER'S PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, AGE, ORDER OF PROTECTION STATUS, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, MILITARY STATUS, SEXUAL ORIENTATION, UNFAVORABLE DISCHARGE FROM MILITARY SERVICE, FAMILIAL STATUS OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.

Seller hereby acknowledges receipt of a signed copy of this agreement and all attachments. The attachments include the following: [HERE LIST ALL ATTACHMENTS]. _____

(If seller is married both signatures are required)

SELLER: _____, Broker
SELLER: _____ BY: _____ DATE: _____
ADDRESS: _____ DATE: _____

Seller's Designated Agent
DATE: _____ PHONE: _____ OFFICE: _____