EXCLUSIVE LISTING AGREEMENT

New Hampshire Association of REALTORS® Standard Form This is to be construed as an unequivocal Exclusive Right To Sell between the Seller and the undersigned Agency.



1.	The	undersigned seller (inc										
		GENCY"), on this date	,1	2/2/08	, in considera	tion of AGENCY	'S agreement t	to list and promote the				
	sale	e, lease or exchange of	property locati	ed at		56 Bob St		SELLER consisting of				
		oroonal aubacquently	added therete			, a	nd including a	ny other property, real				
	or personal, subsequently added thereto, recorded in the County Registry of Deeds in Book Name of the control of											
	\$400,000.00 on the terms herein stated, or at any other price and terms to which SELLER may authorize or consent. If, during the term of this Agreement, an individual or entity is procured who is ready, willing and able to purchase at said price, or											
	upon another price and terms to which SELLER may agree, then SELLER agrees to pay AGENCY a commission of $\underline{x \%}$											
	of the contract price or of the lease amount.											
Upon full execution of a contract for sale and purchase of the PROPERTY, all with respect to such Purchase and Sales Agreement and Deposit Receipt throu and Sales Agreement and Deposit Receipt. It is understood that unless otherwinto the Northern New England Real Estate Network Multiple Listing Service (collectively "MLS") within 48 hours, which information shall be distributed elect provided above shall also be due if the PROPERTY is contracted to be or otherwise transferred within4 months after the expiration or rescission of the procured, unless the PROPERTY has been listed with another licensed broker but not be limited to, providing information about the PROPERTY, showing PROPERTY. Should an escrow deposit on a fully executed Purchase and Sale half shall belong to the undersigned SELLER and one half shall belong to the services, or I/we acknowledge information about the PROPERTY, adverse or otherwise, and understand that a potential purchaser. I/we hereby agree to hold AGENCY harmless from any of disclose such information about the PROPERTY. If any pertinent fact, event or attention between signing this Exclusive Listing Agreement and the Property notify the potential purchaser and AGENCY of the same in writing.					all rights and ob hrough the date of herwise indicated rvice or any other electronically and e or has been so n of this Agreement ker on an exclusion owing the PROI Sales Agreement to the above name and de my/our duty nat all such informany claims which to rinformation all herty Disclosure, a	rights and obligations of this Agreement will extend ugh the date of closing as specified in the Purchase wise indicated below, AGENCY will enter this listing se or any other appropriate multiple listing service ctronically and by other means. The commission as has been sold, leased, conveyed, exchanged or this Agreement to anyone with whom AGENCY has on an exclusive basis. "Procurement" shall include, ing the PROPERTY, or presenting offers on the es Agreement and Deposit Receipt be forfeited, one e above named AGENCY as a fee for professional emylour duty to disclose to AGENCY all pertinent all such information will be disclosed by AGENCY to claims which may result from SELLER'S failure to information about the PROPERTY comes to mylour						
3.	COOPERATION WITH OTHER BROKERS - SELLER authorizes the following forms of cooperation:											
	(a)	Cooperate with licens AGENCY'S policy is to price or b(I)(b)(4), SELLER is sub-agents who are at the scope of the ager	to compensate the hereby notified acting on behalf	the subagent a Pursua that SELLER noof the SELLER	int to the requirer	% commission of ments of NH RSA ne acts of AGENO	331-A:25- C Y and any	☐ Yes ☒ No ☐ Not Offered by AGENCY				
				rms who will represent the interest of the buyer(s he buyer agent a X % commiss				Yes No Not Offered by AGENCY				
	(c)	Cooperate with licens seller agent or buyer aX	ees from other fagent. AGENC	firms who are no	t acting on behal compensate brok	ers in Another Re	lationship	Yes No Not Offered by AGENCY				
	(d) COOPERATION ARRANGEMENTS THAT DIFFER FROM ABOVE WILL BE DETAILED UNDER "ADDITIONAL PROVISIONS."											
	(e) None of the Above. If this box is checked, property cannot be placed in MLS.											
		_										
SEI	I FP	(S) INITIALS	1			ACENCY		1				
J_		(5)				AULIOI _						

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4.	DISCLOSED DUAL AGENCY. SELLER acknowledges that real estate agents may represent both the buyer and seller in a transaction but only with the knowledge and written consent of both the buyer and seller. If the agent obtains written consent to represent both SELLER and the buyer, there is a limitation on agent's ability to represent either party fully and exclusively. Information obtained within the confidentiality and trust of the fiduciary relationship with one party must NOT be disclosed to the other party without prior written consent of the party to whom the information pertains.										
	If SELLER would like the property shown to buyers who are also represented by the Agency, the potential for dual agency exists.										
	☐ SELLER hereby consents to dual agency showings. SELLEI Agreement prior to considering an offer to purchase the property.		to sign a separate Dual	Agency Informed Consent							
	SELLER DATE At this time, SELLER does not consent to dual agency showing	SELLER ngs.		DATE							
	SELLER DATE	SELLER		DATE							
	✓ Not applicable - Agency does not practice dual agency.										
5.	SPECIAL CONDITIONS										
	XYes ☐ No A For Sale sign may be placed on the property.	X Yes ☐ No	Property will be advertise	d at AGENCY'S discretion							
	XYes ☐ No Lock box may be placed on the property		AGENCY must be preser								
	X Yes ☐ No A key to the building will be on file with the AGENCY			isting data to MLS and may							
	X Yes ☐ No Exterior pictures of the property may be taken.	X Yes ☐ No	May submit SELLER'S name to any electronic database or MLS that may be accessed by persons other than SELLER'S broker.								
	X Yes ☐ No Interior pictures of the property may be taken.	X Yes ☐ No	Disclose Existence of Oth	ner Offers							
		X Yes □ No	Seller Disclosure Stateme	y be accessed by persons							
6.	ADDITIONAL PROVISIONS										
RE	IS PROPERTY IS OFFERED PURSUANT TO FAIR HOUSING LIGION, SEX, MENTAL AND OR PHYSICAL DISABILITY, F RIGIN. (I) (WE) HEREBY ACKNOWLEDGE RECEIPT OF A CO	AMILIAL STA	TUS, SEXUAL ORIENT								
SEI	LLER DATE S	ELLER		DATE							
	205 West Street, Anywhere, NH										
AD	DRESS	DDRESS									
CIT	TY / STATE / ZIP C	ITY / STATE / Z	IP								
	ABC REALTY										
AG	ENCY BY		TITLE	DATE							
AD!	502 Main Street C	ITY / STATE / Z	TIP								

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