

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (LC50-6-16) (Mandatory 1-17)

**THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**Compensation charged by brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.**

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY OR TRANSACTION-BROKERAGE.**

**EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT**

**SELLER AGENCY**       **TRANSACTION-BROKERAGE**

Date:

**1. AGREEMENT.** Seller and Brokerage Firm enter into an exclusive, irrevocable contract (Seller Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Seller. Seller agrees to pay Brokerage Firm as set forth in the Seller Listing Contract.

**2. BROKER AND BROKERAGE FIRM.**

**2.1. Multiple-Person Firm.** If this box is checked, the individual designated by Brokerage Firm to serve as the broker of Seller and to perform the services for Seller required by this Seller Listing Contract is called Broker. If more than one individual is designated, the references in this Seller Listing Contract to Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**2.2. One-Person Firm.** If this box is checked, Broker is a real estate brokerage firm with only one licensed natural person. References in the Seller Listing Contract to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who serve as the broker of Seller and perform the services for Seller required by this Seller Listing Contract.

**3. DEFINITIONS.**

**3.1. Seller:** *SAMUEL SELLER and SARINA SELLER*

**3.2. Brokerage Firm:** *Realty Group LLC*

**3.3. Broker:** *David Bovard, Broker Owner*

**3.4. Property.** The Property is the following legally described real estate in the County of *DENVER*, Colorado:

*LOT 7 BLOCK 17 27TH FLG ,*

known as No. *777 SERENITY Street, DENVER, CO 80000,*

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded.

**3.5. Sale; Lease.**

Seller(s) Initials: *SS* *SS*

67 3.5.1. A Sale is the voluntary transfer or exchange of any interest in the Property or the voluntary  
68 creation of the obligation to convey any interest in the Property, including a contract or lease. It also includes  
69 an agreement to transfer any ownership interest in an entity which owns the Property.  
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71  3.5.2. If this box is checked, Seller authorizes Broker to negotiate leasing the Property. Lease of the  
72 Property or Lease means any agreement between the Seller and a tenant to create a tenancy or leasehold  
73 interest in the Property.  
74

75 3.6. Listing Period. The Listing Period of this Seller Listing Contract begins on 3/4/2019, and  
76 continues through the earlier of (1) completion of the Sale of the Property or (2) 6/30/2019, and any written  
77 extensions (Listing Period). Broker must continue to assist in the completion of any Sale or Lease for which  
78 compensation is payable to Brokerage Firm under § 7 of this Seller Listing Contract.  
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80 3.7. Applicability of Terms. A check or similar mark in a box means that such provision is applicable.  
81 The abbreviation "N/A" or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual execution  
82 of this contract) means the date upon which both parties have signed this Seller Listing Contract.  
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84 3.8. Day; Computation of Period of Days, Deadline.

85 3.8.1. Day. As used in this Seller Listing Contract, the term "day" means the entire day ending at  
86 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).  
87

88 3.8.2. Computation of Period of Days, Deadline. In computing a period of days, when the ending  
89 date is not specified, the first day is excluded and the last day is included (e.g., three days after MEC. If any  
90 deadline falls on a Saturday, Sunday or federal or Colorado state holiday (holiday)), such deadline  Will   
91 Will Not be extended to the next day that is not a Saturday, Sunday or Holiday. Should either box be  
92 checked, the deadline will not be extended.  
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94 4. BROKERAGE RELATIONSHIP.

95 4.1. If the Seller Agency box at the top of page 1 is checked, Broker represents Seller as Seller's limited  
96 agent (Seller's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a  
97 Transaction-Broker.  
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99 4.2. In-Company Transaction – Different Brokers. When Seller and buyer in a transaction are working  
100 with different brokers, those brokers continue to conduct themselves consistent with the brokerage  
101 relationships they have established. Seller acknowledges that Brokerage Firm is allowed to offer and pay  
102 compensation to brokers within Brokerage Firm working with a buyer.  
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104 4.3. In-Company Transaction – Same Broker. If Seller and buyer are both working with the same  
105 broker, Broker must function as:  
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107 4.3.1. Seller's Agent. If the Seller Agency box at the top of page 1 is checked, the parties agree  
108 the following applies:  
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110 4.3.1.1. Seller Agent Only. Unless the box in § 4.3.1.2 (Seller Agency Unless Brokerage  
111 Relationship with Both) is checked, Broker represents Seller as Seller's Agent and must treat the buyer as a  
112 customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker must  
113 disclose to such customer Broker's relationship with Seller.  
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115  4.3.1.2. Seller Agency Unless Brokerage Relationship with Both. If this box is checked,  
116 Broker represents Seller as Seller's Agent and must treat the buyer as a customer, unless Broker currently has  
117 or enters into an agency or transaction-Brokerage relationship with the buyer, in which case Broker must act  
118 as a Transaction-Broker.  
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120 4.3.2. Transaction-Broker. If the Transaction-Brokerage box at the top of page 1 is checked, or in  
121 the event neither box is checked, Broker must work with Seller as a Transaction-Broker. A Transaction-Broker  
122 must perform the duties described in § 5 and facilitate sales transactions without being an advocate or agent  
123 for either party. If Seller and buyer are working with the same broker, Broker must continue to function as a  
124 Transaction-Broker.  
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126 5. BROKERAGE DUTIES. Brokerage Firm, acting through Broker, as either a Transaction-Broker or a  
127 Seller's Agent, must perform the following Uniform Duties when working with Seller:  
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129 5.1. Broker must exercise reasonable skill and care for Seller, including, but not limited to the following:

130 5.1.1. Performing the terms of any written or oral agreement with Seller;

131 5.1.2. Presenting all offers to and from Seller in a timely manner regardless of whether the  
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Seller(s) Initials: *SS*

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Property is subject to a contract for Sale;

- 5.1.3. Disclosing to Seller adverse material facts actually known by Broker;
- 5.1.4. Advising Seller regarding the transaction and advising Seller to obtain expert advice as to material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;
- 5.1.5. Accounting in a timely manner for all money and property received; and
- 5.1.6. Keeping Seller fully informed regarding the transaction.

5.2. Broker must not disclose the following information without the informed consent of Seller:

- 5.2.1. That Seller is willing to accept less than the asking price for the Property;
- 5.2.2. What the motivating factors are for Seller to sell the Property;
- 5.2.3. That Seller will agree to financing terms other than those offered;
- 5.2.4. Any material information about Seller unless disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or
- 5.2.5. Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the Property.

5.3. Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Seller, or use such information to the detriment of Seller.

5.4. Brokerage Firm may have agreements with other sellers to market and sell their property. Broker may show alternative properties not owned by Seller to other prospective buyers and list competing properties for sale.

5.5. Broker is not obligated to seek additional offers to purchase the Property while the Property is subject to a contract for Sale.

5.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of a buyer and has no duty to independently verify the accuracy or completeness of statements made by Seller or independent inspectors. Broker has no duty to conduct an independent investigation of a buyer's financial condition or to verify the accuracy or completeness of any statement made by a buyer.

5.7. Seller understands that Seller is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Seller.

5.8. When asked, Broker  Will  Will Not disclose to prospective buyers and cooperating brokers the existence of offers on the Property and whether the offers were obtained by Broker, a broker within Brokerage Firm or by another broker.

**6. ADDITIONAL DUTIES OF SELLER'S AGENT.** If the Seller Agency box at the top of page 1 is checked, Broker is Seller's Agent, with the following additional duties:

- 6.1. Promoting the interests of Seller with the utmost good faith, loyalty and fidelity;
- 6.2. Seeking a price and terms that are set forth in this Seller Listing Contract; and
- 6.3. Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.

**7. COMPENSATION TO BROKERAGE FIRM; COMPENSATION TO COOPERATIVE BROKER.** Seller agrees that any Brokerage Firm compensation that is conditioned upon the Sale of the Property will be earned by Brokerage Firm as set forth herein without any discount or allowance for any efforts made by Seller or by any other person in connection with the Sale of the Property.

7.1. **Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay Brokerage Firm as follows:

- 7.1.1. **Sale Commission.** (1) % of the gross purchase price or (2) , in U.S. dollars.
- 7.1.2. **Lease Commission.** If the box in § 3.5.2 is checked, Brokerage Firm will be paid a fee equal to (1) % of the gross rent under the lease, or (2) , in U.S. dollars, payable as follows: .
- 7.1.3. **Other Compensation.** .

7.2. **Cooperative Broker Compensation.** Brokerage Firm offers compensation to outside brokerage firms, whose brokers are acting as:

- Buyer Agents:** 2.80 % of the gross sales price or , in U.S. dollars.
- Transaction-Brokers:** 2.80 % of the gross sales price or , in U.S. dollars.

Seller(s) Initials: *SS*

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**7.3. When Earned.** Such commission is earned upon the occurrence of any of the following:

**7.3.1.** Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

**7.3.2.** Broker finding a buyer who is ready, willing and able to complete the Sale or Lease as specified in this Seller Listing Contract; or

**7.3.3.** Any Sale (or Lease if § 3.5.2 is checked) of the Property within calendar days after the Listing Period expires (Holdover Period) (1) to anyone with whom Broker negotiated and (2) whose name was submitted, in writing, to Seller by Broker during the Listing Period (Submitted Prospect). Provided, however, Seller  Will  Will Not owe the commission to Brokerage Firm under this § 7.3.3 if a commission is earned by another licensed real estate brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover Period and a Sale or Lease to a Submitted Prospect is consummated. If no box is checked in this § 7.3.3, then Seller does not owe the commission to Brokerage Firm.

**7.4. When Applicable and Payable.** The commission obligation applies to a Sale made during the Listing Period or any extension of such original or extended term. The commission described in § 7.1.1 is payable at the time of the closing of the Sale, or, if there is no closing (due to the refusal or neglect of Seller) then on the contracted date of closing, as contemplated by § 7.3.1 or § 7.3.3, or upon fulfillment of § 7.3.2 where the offer made by such buyer is not accepted by Seller.

**8. LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor Brokerage Firm, except as set forth in § 7, will accept compensation from any other person or entity in connection with the Property without the written consent of Seller. Additionally, neither Broker nor Brokerage Firm is permitted to assess or receive mark-ups or other compensation for services performed by any third party or affiliate business entity unless Seller signs a separate written consent for such services.

**9. OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICES AND MARKETING.** Seller has been advised by Broker of the advantages and disadvantages of various marketing methods, including advertising and the use of multiple listing services (MLS) and various methods of making the Property accessible by other brokerage firms (e.g., using lock boxes, by-appointment-only showings, etc.), and whether some methods may limit the ability of another broker to show the Property. After having been so advised, Seller has chosen the following:

**9.1. MLS/Information Exchange**

**9.1.1.** The Property  Will  Will Not be submitted to one or more MLS and  Will  Will Not be submitted to one or more property information exchanges. If submitted, Seller authorizes Broker to provide timely notice of any status change to such MLS and information exchanges. Upon transfer of deed from Seller to buyer, Seller authorizes Broker to provide such information to such MLS and information exchanges.

**9.1.2.** Seller authorizes the use of electronic and all other marketing methods except: .

**9.1.3.** Seller further authorizes use of the data by MLS and property information exchanges, if any.

**9.1.4.** The Property Address  Will  Will Not be displayed on the Internet.

**9.1.5.** The Property Listing  Will  Will Not be displayed on the Internet.

**9.2. Property Access.** Access to the Property may be by:

Manual Lock Box  Electronic Lock Box

.

Other instructions: .

**9.3. Brokerage Marketing.** The following specific marketing tasks will be performed by Broker:

**1. Property to be listed on all Realtor websites, including REColorado, the public version of the Realtors MLS System. Syndicated sites, Zillow, Redfin, Homes.com, and at least 20 others are not controlled or edited by Sellers Agent. These so called shadow sites are exclusively formatted by third parties. Their mistakes and incorrect details or formatting cannot be corrected by Sellers Agent who has no access or control over any syndicators.**

**2. ) All Marketing Programs, strategies, pricing, web content, and media communications are customized for each property, in order to leverage its unique assets. However, all properties will have many of the same elements, proven successful in over 1,000 closings.**

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**3.) A complete Competitive Marketing Analysis (CMA) will be prepared, including Active, Under Contract, and Sold properties in the relevant neighborhood and nearby. This process uses the very same data as Appraisers, but it is not an "Appraisal" which will cost \$450 while the CMA is at no cost to our clients. When possible, competitive properties will be toured inside and out, to gain the most current information for accurate pricing of your property.**

**4.) Professional photography will be on every property. Our photographers will take 35-40 still images, carefully arranged at the best angles to optimize light and property details, all with one common theme: To tell the Story of the Home in Pictures. Images are uploaded in sequence, as if walking through from entry to all other areas of the home.**

**5.) Multiple Offers and Coming Soon Campaign: A comprehensive timing process will be tailored to specific launch days of the week for posting of professional pictures, pre-marketing, delayed showings start, deadline for contracts delivery, seller review period, comparative contracts process, and other steps involving various specific paragraphs in the Contract to Buy and Sell, so that the Seller is most satisfied with the overall strongest contract from multiple offers.**

**6.) Showings: All agents are cleared through the Colorado Division of Real Estate (DORA) license list by Centralized Showing Service (CSS), the #1 third party firm, servicing Denver to arrange showing requests from Buyer Agents. For example, when CSS receives the showing request, they clear the agent and license number through DORA, followed by a call, text, or e mail to you for approval.**

**7.) Showings Results: Following showings, as Buyer Agent and client comments are received, our office will give you on line access to the Feedback Reports as they arrive. About half the agents will send comments, always welcome.**

**8.) Inspections: We're very active with management and communications of the Buyers Inspection Objections and Resolutions. This process can become very detailed and lengthy, or not. However, contractor estimates and solutions will be provided to cost contain, keeping the process practical.**

**9.) Appraisal: Buyer's lender will arrange an Appraiser on site, following Inspections. Our team does coordinate the appraiser, making sure that Appraisers receive neighborhood comparable data, as already organized in the Competitive Marketing Analysis.**

**10.) Loan Approval: We monitor these and all other contract deadlines to be certain loan is proceeding smoothly.**

**11.) Closing: Coordination of all documents with the title company, and all other parties.**

**12.) Complete Contract Management from listing to Closing with close communication for all 36 items in Paragraphs of the Contract to Buy and Sell.**

**13.) Communication is at the heart of our professional commitment to deliver a peace of mind process for our clients. We step in your shoes and lead the way, so that you can delegate the details to Realty Group.**



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**10. SELLER'S OBLIGATIONS TO BROKER; DISCLOSURES AND CONSENT.**

**10.1. Negotiations and Communication.** Seller agrees to conduct all negotiations for the Sale of the Property only through Broker, and to refer to Broker all communications received in any form from real estate brokers, prospective buyers, tenants or any other source during the Listing Period of this Seller Listing Contract.

**10.2. Advertising.** Seller agrees that any advertising of the Property by Seller (e.g., Internet, print and signage) must first be approved by Broker.

**10.3. No Existing Listing Agreement.** Seller represents that Seller  **Is**  **Is Not** currently a party to any listing agreement with any other broker to sell the Property.

**10.4. Ownership of Materials and Consent.** Seller represents that all materials (including all photographs, renderings, images or other creative items) supplied to Broker by or on behalf of Seller are owned by Seller, except as Seller has disclosed in writing to Broker. Seller is authorized to and grants to Broker, Brokerage Firm and any MLS (that Broker submits the Property to) a nonexclusive irrevocable, royalty-free license to use such material for marketing of the Property, reporting as required and the publishing, display and reproduction of such material, compilation and data. This license survives the termination of this Seller Listing Contract.

**10.5. Colorado Foreclosure Protection Act.** The Colorado Foreclosure Protection Act (Act) generally applies if (1) the Property is residential (2) Seller resides in the Property as Seller's principal residence (3) Buyer's purpose in purchase of the Property is not to use the Property as Buyer's principal residence and (4) the Property is in foreclosure or Buyer has notice that any loan secured by the Property is at least thirty days delinquent or in default. If all requirements 1, 2, 3 and 4 are met and the Act otherwise applies, then a contract, between Buyer and Seller for the sale of the Property that complies with the provisions of the Act is required. If the transaction is a Short Sale transaction and a Short Sale Addendum is a part of the Contract between Seller and Buyer, the Act does not apply. It is recommended that Seller consult with an attorney.

**11. PRICE AND TERMS.** The following Price and Terms are acceptable to Seller:

**11.1 Price.** U.S. \$ TBD

**11.2. Terms.**  **Cash**  **Conventional**  **FHA**  **VA**  **Other:**

**11.3. Loan Discount Points.**

**11.4. Buyer's Closing Costs (FHA/VA).** Buyer must pay closing costs and fees, not to exceed \$ TBD, that Buyer is not allowed to pay, for tax service and .

**11.5. Earnest Money.** Minimum amount of earnest money deposit U.S. \$ 5,000 in the form of CHECK OR WIRE

**11.6. Seller's proceeds.** Seller will receive net proceeds of closing as indicated:

**Cashier's Check** at Seller's expense;  **Funds Electronically Transferred (Wire Transfer)** to an account specified by Seller, at Seller's expense; or  **Closing Company's Trust Account Check**

**11.7. Agency: Tax Withholding.** The Internal Revenue Service and the Colorado Department of Revenue may require closing company to withhold a substantial portion of the proceeds of this Sale when Seller either (1) is a non-resident person or (2) will not be a Colorado resident after closing. Seller should inquire of Seller's tax advisor to determine if withholding applies or if an exemption exists.

**12. DEPOSITS.** Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a proposed Sale contract. Brokerage Firm is authorized to deliver the earnest money deposit to the closing agent, if any, at or before the closing of the Sale contract.

**13. INCLUSIONS AND EXCLUSIONS.**

**13.1. Inclusions.** The Purchase Price includes the following items (Inclusions):

**13.1.1. Fixtures.** The following items are included if attached to the Property on the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): lighting, heating, plumbing, ventilating, and air conditioning fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems

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and controls, built-in vacuum systems (including accessories), garage door openers including remote controls.

**Other Fixtures:** TBD

If any fixtures are attached to the Property after the date of this Seller Listing Contract, such additional fixtures are also included in the Purchase Price.

**13.1.2. Personal Property.** The following items are included if on the Property, whether attached or not, on the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If checked, the following are included:  **Water Softeners**  **Smoke/Fire Detectors**  **Carbon Monoxide Alarms**  **Security Systems**  **Satellite Systems** (including satellite dishes); and

The Personal Property to be conveyed at closing must be conveyed by Seller free and clear of all taxes (except personal property taxes for the year of closing), liens and encumbrances, except .  
Conveyance will be by bill of sale or other applicable legal instrument.

**13.1.3. Trade Fixtures.** The following trade fixtures are included:

The Trade Fixtures to be conveyed at closing must be conveyed by Seller, free and clear of all taxes (except personal property taxes for the year of closing), liens and encumbrances, except . Conveyance will be by bill of sale or other applicable legal instrument.

**13.1.4. Parking and Storage Facilities.**  **Use Only**  **Ownership** of the following parking facilities:

;  
and  **Use Only**  **Ownership** of the following storage facilities:

**13.1.5. Water Rights.** The following legally described water rights: .

Any water rights must be conveyed by deed or other applicable legal instrument. The Well Permit # is .

**13.1.6. Growing Crops.** The following growing crops: .

**13.2. Exclusions.** The following are excluded (Exclusions):

TBD

**14. TITLE AND ENCUMBRANCES.** Seller represents to Broker that title to the Property is solely in Seller's name. Seller must deliver to Broker true copies of all relevant title materials, leases, improvement location certificates and surveys in Seller's possession and must disclose to Broker all easements, liens and other encumbrances, if any, on the Property, of which Seller has knowledge. Seller authorizes the holder of any obligation secured by an encumbrance on the Property to disclose to Broker the amount owing on said encumbrance and the terms thereon. In case of Sale, Seller agrees to convey, by a deed, only that title Seller has in the Property. Property must be conveyed free and clear of all taxes, except the general taxes for the year of closing.

All monetary encumbrances (such as mortgages, deeds of trust, liens, financing statements) must be paid by Seller and released except as Seller and buyer may otherwise agree. Existing monetary encumbrances are as follows: .

The Property is subject to the following leases and tenancies: .

If the Property has been or will be subject to any governmental liens for special improvements installed at the time of signing a Sale contract, Seller is responsible for payment of same, unless otherwise agreed.

**15. EVIDENCE OF TITLE.** Seller agrees to furnish buyer, at Seller's expense, unless the parties agree in writing to a different arrangement, a current commitment and an owner's title insurance policy in an amount equal to the Purchase Price as specified in the Sale contract, or if this box is checked,  **An Abstract of Title** certified to a current date.

**16. ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association assessment is currently payable at approximately \$ PER HOA per and that there are no unpaid regular or special assessments against the Property except the current regular assessments and except . Seller agrees

Seller(s) Initials: *SS* *SS*

463 to promptly request the owners' association to deliver to buyer before date of closing a current statement of  
464 assessments against the Property.  
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466 **17. POSSESSION.** Possession of the Property will be delivered to buyer as follows: , subject to leases and  
467 tenancies as described in § 14.  
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470 **18. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.**

471 **18.1. Broker's Obligations.** Colorado law requires a broker to disclose to any prospective buyer all  
472 adverse material facts actually known by such broker including but not limited to adverse material facts  
473 pertaining to the title to the Property and the physical condition of the Property, any material defects in the  
474 Property, and any environmental hazards affecting the Property which are required by law to be disclosed.  
475 These types of disclosures may include such matters as structural defects, soil conditions, violations of health,  
476 zoning or building laws, and nonconforming uses and zoning variances. Seller agrees that any buyer may have  
477 the Property and Inclusions inspected and authorizes Broker to disclose any facts actually known by Broker  
478 about the Property.  
479

480 **18.2. Seller's Obligations.**

481 **18.2.1. Seller's Property Disclosure Form.** Disclosure of known material latent (not obvious)  
482 defects is required by law. Seller  **Agrees**  **Does Not Agree** to provide a Seller's Property Disclosure  
483 form completed to Seller's current, actual knowledge.  
484

485 **18.2.2. Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or  
486 more residential dwellings for which a building permit was issued prior to January 1, 1978, a completed  
487 Lead-Based Paint Disclosure (Sales) form must be signed by Seller and the real estate licensees, and given to  
488 any potential buyer in a timely manner.  
489

490 **18.2.3. Carbon Monoxide Alarms.** Not all the improvements on the Property have a fuel-fired  
491 heater or appliance, a fireplace, or an attached garage and one or more rooms lawfully used for sleeping  
492 purposes (Bedroom), Seller understands that Colorado law requires that Seller assure the Property has an  
493 operational carbon monoxide alarm installed within five feet of the entrance to each Bedroom or in a location  
494 as required by the applicable building code, prior to offering the Property for sale or lease.  
495

496 **18.2.4. Condition of Property.** The Property will be conveyed in the condition existing as of the  
497 date of the sales contract or lease, ordinary wear and tear excepted, unless Seller, at Seller's sole option,  
498 agrees in writing to any repairs or other work to be performed by Seller.  
499

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501 **19. RIGHT OF PARTIES TO CANCEL.**

502 **19.1. Right of Seller to Cancel.** In the event Broker defaults under this Seller Listing Contract, Seller  
503 has the right to cancel this Seller Listing Contract, including all rights of Brokerage Firm to any compensation if  
504 the Seller Agency box is checked. Examples of a Broker default include, but are not limited to (1) abandonment  
505 of Seller, (2) failure to fulfill all material obligations of Broker and (3) failure to fulfill all material Uniform Duties  
506 of Seller (§ 5) or, if the Seller Agency box at the top of page 1 is checked, the failure to fulfill all material Additional  
507 Duties Of Seller's Agent (§ 6). Any rights of Seller that accrued prior to cancellation will survive such  
508 cancellation.  
509

510 **19.2. Right of Broker to Cancel.** Brokerage Firm may cancel this Seller Listing Contract upon written  
511 notice to Seller that same is not satisfactory to Brokerage Firm. Although Broker has no obligation to investigate  
512 or inspect the Property, and no duty to verify statements made, Brokerage Firm has the right to cancel this  
513 Seller Listing Contract if any of the following are unsatisfactory (1) the physical condition of the Property or  
514 Inclusions, (2) any proposed or existing transportation project, road, street or highway, (3) any other activity,  
515 odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants,  
516 or (4) any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the  
517 Property. Additionally, Brokerage Firm has the right to cancel this Seller Listing Contract if Seller or occupant of  
518 the Property fails to reasonably cooperate with Broker or Seller defaults under this Seller Listing Contract. Any  
519 rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation.  
520

521 **20. FORFEITURE OF PAYMENTS.** In the event of a forfeiture of payments made by a buyer, the sums  
522 received will be: (1)  100% will be paid to Seller; (2)  divided between Brokerage Firm and Seller, one-half  
523 to Brokerage Firm but not to exceed the Brokerage Firm compensation agreed upon herein, and the balance to  
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Seller(s) Initials: *SS* *SS*



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Seller; (3)  Other: . If no box is checked in this Section, choice (1), 100 % paid to Seller, applies. Any forfeiture of payment under this section will not reduce any Brokerage Firm compensation owed, earned and payable under § 7.

**21. COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage Firm must bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate cooperating brokerage firms, if any. Neither Broker nor Brokerage Firm will obtain or order any other products or services unless Seller agrees in writing to pay for them promptly when due (examples: surveys, radon tests, soil tests, title reports, engineering studies, property inspections). Unless otherwise agreed, neither Broker nor Brokerage Firm is obligated to advance funds for Seller. Seller must reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized by Seller.

**22. DISCLOSURE OF SETTLEMENT COSTS.** Seller acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**23. MAINTENANCE OF THE PROPERTY.** Neither Broker nor Brokerage Firm is responsible for maintenance of the Property nor are they liable for damage of any kind occurring to the Property, unless such damage is caused by their negligence or intentional misconduct.

**24. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective buyer because of the race, creed, color, sex, sexual orientation, marital status, family status, physical or mental disability, handicap, religion, national origin or ancestry of such person.

**25. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Seller acknowledges that Broker has advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel before signing this Seller Listing Contract.

**26. MEDIATION.** If a dispute arises relating to this Seller Listing Contract, prior to or after closing, and is not resolved, the parties must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose a binding decision. The parties to the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other at the other party's last known address.

**27. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

**28. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

**29. ATTACHMENTS.** The following are a part of this Seller Listing Contract:

**30. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract is deemed to inure to the benefit of any person other than Seller, Broker and Brokerage Firm.

**31. NOTICE, DELIVERY AND CHOICE OF LAW.**

**31.1. Physical Delivery.** All notices must be in writing, except as provided in § 31.2. Any document, including a signed document or notice, delivered to the other party to this Seller Listing Contract, is effective upon physical receipt. Delivery to Seller is effective when physically received by Seller, any signator on behalf of Seller, any named individual of Seller or representative of Seller.

Seller(s) Initials: *SS*

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**31.2. Electronic Delivery.** As an alternative to physical delivery, any document, including a signed document or written notice, may be delivered in electronic form only by the following indicated methods:  Facsimile  E-mail  Internet. If no box is checked, this § 31.2 is not applicable and § 31.1 governs notice and delivery. Documents with original signatures will be provided upon request of any party.

**31.3. Choice of Law.** This Seller Listing Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for property located in Colorado.

**32. MODIFICATION OF THIS LISTING CONTRACT.** No subsequent modification of any of the terms of this Seller Listing Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

**33. COUNTERPARTS.** This Seller Listing Contract may be executed by each of the parties, separately, and when so executed by all the parties, such copies taken together are deemed to be a full and complete contract between the parties.

**34. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this Seller Listing Contract.

**35. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker, including all attachments.

Brokerage Firm authorizes Broker to execute this Seller Listing Contract on behalf of Brokerage Firm.

*SAMUEL SELLER*

Date: 3/6/2019

Seller: **SAMUEL SELLER**

*SARINA SELLER*

Date: 3/6/2019

Seller: **SARINA SELLER**

*David Bovard*

Date: 3/4/2019

Broker: **David Bovard, Broker Owner**

Brokerage Firm's Name: **Realty Group LLC**

Address: **6143 S. Willow Drive Suite 101 Greenwood Village, CO 80111**

Ph: **303-523-4663** Fax: Electronic Address: **ddbovard@gmail.com**

LC50-6-16 EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT

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Seller(s) Initials: *SS*