



Limited Service Listing Agreement

This Limited Service Listing Agreement ("Agreement") is between
("Seller")
and ("Broker").

1. Authority to Sell Property: Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal property
(collectively "Property") described below, at the price and terms described below, beginning
and terminating at 11:59 p.m. on ("Termination Date"). This
Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national
origin, or any other factor protected by federal, state, or local law. Seller certifies and represents that she/he/it is
legally entitled to convey the Property and all improvements.

2. Description of Property:
(a) Street Address:

Legal Description:
See Attachment

(b) Personal Property, including appliances:
See Attachment

3. Price and Terms: The property is offered for sale on the following terms or on other terms acceptable to Seller:
(a) Price: \$
(b) Financing Terms: Cash Conventional VA FHA Other (specify)

4. Multiple Listing Service: Placing the Property in a multiple listing service (the "MLS") is beneficial to Seller
because the Property will be exposed to a large number of potential buyers. As a MLS participant, Broker is
obligated to timely deliver this listing to the MLS. This listing will be promptly published in the MLS unless Seller
directs Broker otherwise in writing. Seller authorizes Broker to report to the MLS this listing information and price,
terms, and financing information on any resulting sale for use by authorized Board / Association members and
MLS participants and subscribers unless Seller directs Broker otherwise in writing.

5. Broker Authority: Seller authorizes Broker to:
(a) Advertise the Property as Broker deems advisable including advertising the Property on the Internet unless
limited in (5)(a)(i) or (5)(a)(ii) below.
(Seller opt-out) (Check one if applicable)
(i) Display the Property on the Internet except the street address.
(ii) Seller does not authorize Broker to display the Property on the Internet.
Seller understands and acknowledges that if Seller selects option (ii), consumers who search for listings
on the Internet will not see information about the listed property in response to their search.
Initials of Seller

(b) Virtual Office Websites: Some real estate brokerages offer real estate brokerage services online. These
websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or
reviews and comments about a property may be displayed in conjunction with a property on some VOWs.
Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews
about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or
comments and reviews about this Property.
Seller does not authorize an automated estimate of the market value of the listing (or a hyperlink to such
estimate) to be displayed in immediate conjunction with the listing of this Property.
Seller does not authorize third parties to write comments or reviews about the listing of the Property (or
display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.
(c) Place appropriate transaction signs on the Property, including "For Sale" signs.
(d) Offer compensation to cooperating brokers.
(e) Perform the following:

Seller () () and Broker/Sales Associate () () acknowledge receipt of a copy of this page, which is Page 1 of 3.

- 49 **6. Seller Obligations:** In consideration of **Broker's** obligations, **Seller** agrees to:
- 50 **(a)** Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature,
- 51 including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's**
- 52 negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; (3) the
- 53 existence of undisclosed material facts about the Property; or (4) a court or arbitration decision that a broker
- 54 who was not compensated in connection with a transaction is entitled to compensation from **Broker**. This
- 55 clause will survive **Broker's** performance and the transfer of title.
- 56 **(b)** Make all legally required disclosures, including all facts that materially affect the Property's value and are not
- 57 readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such
- 58 material facts (local government building code violations, unobservable defects, etc.) other than the following:
- 59*

60 **Seller** will immediately inform **Broker** of any material facts that arise after signing this Agreement.

- 61 **7. Compensation:** **Seller** will compensate **Broker** for performing the responsibilities delineated in Paragraphs 4 and
- 62* 5(a) \$ _____ or _____% of list price or purchase price on _____
- 63 (date) regardless whether the Property sells and no matter who sells the Property, whether by **Seller**, **Broker**, or
- 64 other real estate licensee:

65 **(Check and complete if applicable)**

66* **Seller** will pay **Broker** \$ _____ or _____% of the purchase price at closing if a broker, who

67 participates in the MLS in which compensation was offered by **Broker**, sells the Property.

68* **Seller** will pay **Broker** \$ _____ or _____% of list price or purchase price at closing for

69 any other services specified in this Agreement.

- 70* **8. Brokerage Relationship: (check whichever applies)** **Broker** will act as a transaction broker, act as a
- 71* single agent of **Seller**, act as a single agent of **Seller** with consent to transition to transaction broker, or
- 72* have no brokerage relationship with **Seller**.

- 73 **9. Miscellaneous:** This Agreement is the entire agreement between **Seller** and **Broker**. No prior or present
- 74 agreements or representations will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic
- 75 signatures are acceptable and will be binding. Signatures, initials, and modifications communicated by facsimile
- 76 will be considered as originals.

77* **10. Additional Terms:** _____

78 _____

79 _____

80 _____

81 _____

82 _____

83 _____

84 _____

85 _____

86 _____

87 _____

88 _____

89 _____

90 _____

91 _____

92 _____

Seller (_____) (_____) and Broker/Sales Associate (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 3.

93 _____
94 _____
95 _____
96 _____
97 _____
98 _____
99 _____
100 _____
101 _____
102 _____
103 _____
104 _____
105 _____
106 _____
107 _____

108* **Seller's Signature:** _____ **Date:** _____

109* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

110* Address: _____

111* Email Address: _____

112* **Seller's Signature:** _____ **Date:** _____

113* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

114* Address: _____

115* Email Address: _____

116* **Authorized Sales Associate or Broker:** _____ **Date:** _____

117* Brokerage Firm Name: _____ Telephone: _____

118* Address: _____

119*

Copy returned to Seller on _____ by <input type="checkbox"/> email <input type="checkbox"/> facsimile <input type="checkbox"/> mail <input type="checkbox"/> personal delivery.
--

Florida Realtors® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U. S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 3.