



## Listing Broker Agreement

(772) 419-5076 • Fax (772) 419-5074 • 759 South Federal Hwy., Ste. 304, Stuart, FL 34994

### Listing Broker Agreement

THIS AGREEMENT ("Agreement") is made effective this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by and between \_\_\_\_\_, a Corporation, organized and existing under the laws of the state of \_\_\_\_\_ ("Listing Broker"), and Christenson & Pittman Auctions, LLC, a corporation organized and existing under the laws and State of Florida ("Auction Broker").

1.

Listing Broker does hereby agree and confirm that all other exclusive listing or multiple listing agreements on property described on Exhibit "A" attached hereto and initialed by the undersigned parties (the "Property") are null and void during the period of time that the Auction Broker is attempting to sell the property by auction sale. Auction Broker shall be entitled to its commission in the event the Property is purchased by a purchaser to whom Auction Broker or any other real estate broker submitted said property for sale during the term of the Real Estate Auction Agreement which the Auction Broker is operating under.

2.

Listing Broker shall notify any and all multiple listing services carrying said listing in order to inform said services that the Property is to be sold at auction by Auction Broker.

3.

In the event that Property is sold entitling Auction Broker to a commission, Listing Broker shall be entitled to a commission equivalent to 2.5% of the contract amount.

4.

Listing Broker acknowledges that if a third party broker (not affiliated with Listing Broker) registers a client and/or customer with Auction Broker prior to the auction sale according to the rules of the broker participation agreement as printed in our brochure and the third party broker produces a top bidder who purchases the Property, the third party broker shall be entitled to 2% of the contract amount paid by the Auction Broker. (NOTE: This is to encourage outside "third party" brokers to solicit the property and is not available to Listing Broker or associates.)

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