
*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3784
CONNECTION TEL 5137618860
SUBADDRESS
CONNECTION ID
ST. TIME 04/27 16:34
USAGE T 00'42
PGS. SENT 1
RESULT OK

MLS RECEIPT
TIME/DATE
STAMP

E12WW 1483711

EXAMPLE

Right to Sell Listing Contract
("Contract")

A product of the
CINCINNATI AREA BOARD OF REALTORS®, INC.
Approved by Board Legal Council, except for underlined items,
for exclusive use by REALTORS®.
This is a binding contract. If not understood, seek legal advice.
For estate advice, consult your REALTOR®.



NAME OF LISTING REALTOR® FIRM

1. APPOINTMENT OF REALTOR®: The undersigned owner(s)/authorized representative(s) (hereinafter referred to as "Seller"), hereby employs the undersigned REALTOR® Firm ("REALTOR®") as Seller's exclusive agent and grants to REALTOR® the exclusive right, without reservation, until midnight of the 31st day of December, 2017 ("Expiration Date") to sell the following described real property ("Real Estate"): Address 8688 Indian Ridge Dr, City/Township West Chester, Ohio, Zip Code 45069-4541, County Butler, further described as: together with all improvements thereon and with all appurtenant rights and easements and other items listed in Section 4 of this Contract for the sum of \$700,000.00 ("Listed Price"), or to sell or exchange it on any other terms which are acceptable to the Seller. Seller agrees to delegate to REALTOR® the authority to appoint other licensees within the brokerage to represent Seller's interest. If an appointment is made, Seller will be notified at the time of the appointment. Seller has the right to veto the appointment of any other licensee.

2. REALTOR® ACCEPTANCE: REALTOR® accepts employment and agrees, in consideration of agreements by the Seller, to use its best efforts to sell the Real Estate.

3. INCLUSIONS/EXCLUSIONS OF SALE: The Real Estate shall include the land, together with all improvements thereon, all appurtenant rights, privileges, easements, fixtures, and all of, but not limited to, the following items if they are now located on the Real Estate and used in connection therewith: electrical; plumbing; heating and air conditioning equipment, including window units; bathroom mirrors and fixtures; shades; blinds; awnings; window rods; window/door screens, storm windows/doors; shrubbery/landscaping; affixed mirrors/floor covering; wall-to-wall, inlaid and stair carpeting (attached or otherwise); fireplace inserts; fireplace screens/glass doors; wood stove; gas logs and starters; television mounting brackets (excluding televisions), aerials/rotor operating boxes/satellite dishes (including non-leased components); water softeners; water purifiers; central vacuum systems and equipment; garage door openers/operating devices; the following built-in appliances; ranges/ovens/microwaves/refrigerators/ dishwashers/garbage disposers/trash compactors/humidifiers; all security alarm systems and controls; all affixed/furniture/fixtures; utility/storage buildings/structures; inground/above ground swimming pools and equipment; swing sets/play sets; affixed basketball backboard/pole; propane tank/oil tank and contents thereof; electronic underground fencing transmitter and receiver collars; and parking space(s) number(s) _____ and storage unit number _____ (where applicable); except the following: which are leased in whole or in part (please check appropriate boxes); water softener; security/alarm system; propane tank; satellite dish; satellite dish components: THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE REAL ESTATE:

In the event of a conflict between this Section 3 and any subsequent written agreement between Seller and a potential buyer, the subsequent agreement shall control.

4. OTHER ITEMS: The following items shall be included in the marketing of the Real Estate for sale: Stove Refrigerator Dishwasher Microwave Washer Dryer Other: