

Cover Sheet

Exceptions from Broker Listing Contract

We don't pretend to be perfect. Some Fsbolocal customers do not succeed as by-owner sellers as quickly as they would like. You may later elect to enter into a listing agreement with a real estate broker.

Before signing a broker's listing agreement you may have shown your home to interested prospective buyers or perhaps someone simply expressed an interest in buying your home recently, before you decided to put the home on the market.

At any time you decide to enter into a broker's listing agreement, if you know of a prospective buyer interested in your home you may list these prospects as exceptions to your listing contract with your broker. If you do this at the time you list with a broker, and one of those people in your list later makes an offer, then you may sell your home to that buyer without being obligated to pay the broker a commission.

The following form may be used for that purpose. Maintain this list for anyone who expresses an interest in purchasing your home before you list with a broker. Ask the broker to sign the list of exceptions, then keep a signed copy for your own records.

Exceptions from Broker's Listing Contract

Date: _____

Home Owner: _____

Subject Property Address: _____

Real Estate Broker: _____

Listing period with this Broker: From: _____ to _____

The following is a list of potential buyers who have expressed an interest in purchasing the subject property from the home owner. The Home Owner is entering into a listing agreement with the Real Estate Broker identified above. The Home Owner and Real Estate Broker agree that these prospective buyers are excepted from the listing agreement. If any of these listed prospects makes an offer to purchase the subject property which is accepted by the Home Owner during the listing period, the Real Estate Broker agrees that no commission shall be due from the Home Owner pursuant to the listing agreement between them.

	Prospective Buyers	Address or Contact Information
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Home Owner

Date

Real Estate Broker

Date