



EXCLUSIVE LISTING AGREEMENT - RENTAL

DATE: _____ **AGENT:** _____

OWNER/LANDLORD: _____

PROPERTY ADDRESS: _____

LISTING PRICE: \$ _____

EXCLUSIVE RIGHT TO LIST: Owner hereby grants to Broker the exclusive right to sell the Property for the term of this Agreement. Notwithstanding anything to the contrary herein or elsewhere, all terms and conditions of an agreement with any prospective purchaser shall be subject to the Owner's sole and absolute discretion. Owner has the absolute right in all events to approve or to disapprove any and all proposals regarding pricing, marketing and terms of sale of the Property. Broker shall have no authority to extend any offer or make any agreement on behalf of or binding on Owner, and Broker shall have no authority to accept security or other deposits in connection with any offer to purchase the Property; accordingly, an agreement to sell the Property shall become effective only when (i) signed by an authorized signatory on behalf of Owner and the prospective purchaser and (ii) delivered by Owner to such prospective purchaser. **The VENDOR** represents the title of the property to be in good and marketable condition. Title and **SELLER** will execute and deliver a Title Deed and/or any other instruments of conveyance or assignment as may be required. **The SELLER** is to deliver vacant possession of the property at closing.

PAYMENT OF COMMISSION: The Vendor/Seller agrees to pay a total commission of ____% of the total selling price to the listing agent.

LISTING REAL ESTATE COMPANY MAY PROVIDE the following at no cost to the vendor: Advertising on the World Wide Web, International Web Pages, Brochures, pamphlets, fliers, virtual and physical tours and multiple listing services.

TERMS OF AGREEMENT: This agreement shall be in effect for no less than ____ months commencing on _____ and ending on _____, unless cancelled by Seller upon written notice thereof by Seller to Broker (including e-mail notice). This Agreement will automatically renew for consecutive three (3) month periods unless cancelled by the seller within a thirty (30) day written notice. Seller acknowledges and agrees that the real estate agent: (a) shall not be responsible for matters that are not known to agents; (b) do not indemnify or guarantee site boundary lines; (c) cannot verify inspections, reports, or representations of others. Seller agrees that they will seek legal, tax, accounting, and other desired assistance from appropriate professionals.

DOCUMENTATION: The Seller agrees to provide to the Agent all the documentation and information related to the Property to be on file at his Brokerage including copies of:

- (a) Copy of Current Deed
- (b) Current Land & Building Tax Receipt
- (c) W.A.S.A Clearance Certificate
- (d) Up to date Valuation Report
- (e) Town & Country Planning Approval
- (f) Title Search

This agreement shall be governed in accordance with the laws of Trinidad and Tobago.

Landlord Signature: _____

Agent Signature: _____