



NON-EXCLUSIVE LISTING AGREEMENT - SALES

DATE: _____

AGENT: _____

OWNER/SELLER/VENDOR: _____

PROPERTY ADDRESS: _____

LISTING PRICE: \$ _____

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.

Vendor Signature: _____

Agent Signature: _____