

LIBUTTI

REALTY ADVISORS

EXCLUSIVE RIGHT TO SELL AGREEMENT

WHAT IS IT?

An exclusive right to sell listing grants Libutti Realty Advisors (LRA), for a specified period of time, the exclusive right to sell your property. LRA is entitled to the agreed-upon compensation if, during the specified period, your property is sold, no matter who affects the sale, or if LRA receives and presents to you an offer from a ready, willing, and able buyer on terms provided by you.

WHAT DOES IT REQUIRE LIBUTTI REALTY ADVISORS TO DO?

- Act in your best interest
- Perform duties with integrity, honesty and loyalty
- Use the highest level of skill, competence, and expertise
- Exercise reasonable effort and due diligence
- Use good faith efforts
- Disclose all facts known materially affecting the value or desirability of your property
- Use good faith efforts to advertise your property, including on the MLS, at our expense
- Utilize outdoor advertising, including signs and other displays, to sell your property
- Prepare comparable sales reports for your property
- Order reports and disclosures as necessary

WHAT DOES IT REQUIRE ME TO DO?

- Disclose any issues affecting title to your property
- Represent you have not entered into a listing agreement with another broker
- Exercise good faith in considering all offers presented to you by LRA
- Act in good faith to accomplish the sale of your property
- Make the property available for showing at reasonable times
- Tell LRA about all inquiries of any party interested in your property

WHAT ARE THE MOST IMPORTANT TERMS?

Compensation to Broker: Compensation to Libutti Realty for the sale of your property is negotiable.

Multiple Listing Service: Allows Libutti Realty Advisors to advertise your property on the MLS database to maximize your property's exposure to potential buyers.

(The MLS is a great professional and reputable database for showing your property to potential buyers. The MLS may only be used and accessed by licensed agents. LRA does not charge for this service)

Keysafe/Lockbox: A key safe/lockbox is designed to hold a key to your property to permit access to your property by LRA, or other authorized brokers. (This is a secure, easy, and common method of showing your home to potential buyers.)

(The key safe/lockbox is widely used by all agents to show properties. It may only be accessed by licensed agents who have passed extensive background checks as required by the California Bureau of Real Estate)

Photographs/Advertising: LRA may provide photographs, virtual tours, and other media of your property to potential buyers. You are aware that other persons coming onto your property may take photographs, videos, or images of your property.