

LISTING AGREEMENT FOR COMMERCIAL/INDUSTRIAL
COMMISSION RATES FOR THE SALE, LEASE OR MANAGEMENT OF PROPERTY SHALL BE
NEGOTIATED BETWEEN THE LISTING REALTOR AND THE SELLER



\*Means Required Information

\*Broker Load (Y or N)

\*ML#

LOCATION: Street #: [ ] Street Dir: [ ] \*Street Name: [ ] St Suffix: [ ]
\*Town: [ ] \*Zone: [ ] \*Zip: [ ] Zip + 4: [ ]
Cross St: [ ] School District Name: [ ]
School District #: [ ] District: [ ] Section: [ ] Block: [ ]
Lot: [ ] \*Waterfront (Y or N): [ ] Waterfront Desc.: [ ] \*Waterfront (Y or N): [ ]

PRICE & DATES: \*Listing Price: [ ] Total Value: [ ]
\*Listing Date: [ ] \*Exp Date: [ ]

PROPERTY DESCRIPTION: \*TYPE OF SALE (OR RENTAL) (Please Check One): Property [ ] Business [ ] Property + Business [ ]
Business + Office [ ] INC Prop [ ] Store Front [ ] Office [ ] Store [ ]
\*PROPERTY TYPE (Please Check One): Apt House [ ] Industrial Bldg. [ ] Shop Center [ ] Free Standing Building [ ]
Warehouse [ ] Office Building [ ] Store [ ] Small Stores [ ] Office [ ] Misc. [ ]
\*Sale or Rent (S or R): [ ] # Units: [ ] Cash Down: [ ] Rent Per Square Foot: [ ]
Interior Square Footage: [ ]

INCOME EXPENSES: ANNUAL INCOME ANNUAL EXPENSE
DESC INC \$ RENT
DESC INC \$ FUEL
DESC INC \$ ELEC
DESC INC \$ MAINT/REP
DESC INC \$ INSUR
DESC INC \$ PAYROLL
DESC INC \$ \*TAXES
DESC INC \$ ADD'L VILLAGE TAXES
DESC INC \$ MISC
TOT INC \$ TOTAL EXP \$
NET INCOME \$

BUSINESS DESCRIPTION: Business Type: [ ] DBA: [ ]
Business Age: [ ] Lease Years: [ ] Parking Spaces at Building: [ ] Seats: [ ]
Inventory: [ ] Inventory Included (Y or N): [ ] Leasehold Improvements: [ ]
Fixtures & Equipment: [ ] Gross Profit: [ ]

BUILDING DESCRIPTION: Zoning: [ ] Office %: [ ] Vacancy %: [ ]
Construction: [ ] Floor Load: [ ] Amps: [ ]
Lot Size: [ ] \*Lot Sq Footage: [ ] Ceiling Height: [ ]
Sprinklers (Y or N): [ ] Loading Dock (Y or N): [ ] Parking Spaces: [ ] Approx. Year Built: [ ] Stories: [ ]
\*A/C: [ ] Building Size: [ ] Handicap Access (Y or N): [ ]
Handicap Access Desc.: [ ]

FINANCE: Assumable Mtg 1: [ ] Assumable Mtg 2: [ ] Proposed Mortgage: [ ]
1st Assum %: [ ] 2nd Assum %: [ ] 3rd Assum %: [ ]
Monthly Payment 1: [ ] Monthly Payment 2: [ ] Monthly Payment 3: [ ]
Bank-Pvt-Seller 1: [ ] Bank-Pvt-Seller 2: [ ] Bank-Pvt-Seller 3: [ ]
Maturity Date 1: [ ] Maturity Date 2: [ ]
Maturity Date 3: [ ]

OWNER/BROKER: \*Owner: [ ] \*Phone #: [ ]
\*Selling Broker Commission: [ ] \*Buyer Broker Commission: [ ] Agency (Enter A if Agency): [ ]
\*Exclusions (Y or N): [ ] \*Negotiate Direct (Y or N): [ ] Occupancy: [ ]
Show Instructions: [ ] Lockbox (Y or N): [ ]

REMARKS/MISC: Remarks: [ ]
\*Directions: [ ]
Ad Text: (Enter public remarks or advertising text here) [ ]

Items Excluded in Sale: [ ]
\*Supersedes (Y or N): [ ] Supersedes ML#: [ ] Foreclosure (Y or N): [ ]

Seller agrees to deliver goods and insurable title, free of all incumbrances except as stated above.
TO (Name of Listing Realtor)
It is understood that the undersigned owner is not to employ any other broker for the purposes above stated during the term of this Contract or to personally sell or rent all or any part thereof. This agreement may not be changed orally. Any participant in the MLS IS/IS NOT authorized to negotiate directly with the owner for the showing and selling of the listed property.