

REAL ESTATE BROKER'S
AGREEMENT

This Agreement is made this _____ day of _____, 19__
between _____ as ("Principal") and _____ as
Real Estate Broker ("Broker").

Whereas, the Principal is the owner of real property with
a post office address of _____ (the
"Property").

Whereas, the Principal desires to employ the Broker for,
and the Broker is willing to act for the Principal in, selling
the Property.

Now therefore, in consideration of the mutual covenants
and promises contained herein, it is agreed as follows:

1. The Principal shall employ the Broker as his
exclusive agent to sell the Property for \$_____ and upon
the other terms and conditions contained herein.

2. The Broker accepts the appointment and shall use his
best efforts to procure a ready, willing and able buyer of the
Property in accordance with the terms of this Agreement.

3. The Principal shall refer all prospective purchasers
of the Property to the Broker.

4. The Principal shall pay the Broker a fee of _____%
of the purchase price accepted by the Principal if (a) the Broker
procures a buyer ready, willing and able to purchase the Property
upon the terms contained in this Agreement or upon other terms
acceptable to the Principal; or (b) If the Property is purchased
by anyone who was introduced to the Property by the Broker during
the time of this Agreement, or any extension thereof, is in full
force and effect; or (c) during the term of this Agreement, the
Property is sold.

5. This Agreement shall commence on _____, 19__ and
terminate on _____, 19__.

Time is of the essence.

Signed under seal this _____ day of _____, 19__.

Broker

Principal

By: _____

Form 604