

Exclusive Right-to-Sell Listing Contract (All Types of Properties)
Section 6. BROKERAGE RELATIONSHIP Only

6. BROKERAGE RELATIONSHIP

a. If the Seller Agency box at the top of page 1 is checked, Broker shall represent Seller as a Seller's Agent. If the Transaction-Brokerage box at the top of page 1 is checked, Broker shall act as a Transaction-Broker.

b. In-Company Transaction – Different Brokers. When Seller and buyer in a transaction are working with different brokers, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Seller acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a buyer.

c. In-Company Transaction – One Broker. If Seller and buyer are both working with the same broker, Broker shall function as:

(1) SELLER'S AGENT. If the Seller Agency box at the top of page 1 is checked, the parties agree the following applies:

Check One Box Only

(a) Seller Agency. If this box is checked, Broker shall represent Seller as Seller's Agent and shall treat the buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker shall disclose to such customer Broker's relationship with Seller.

(b) Seller Agency Unless Brokerage Relationship With Both. If this box is checked, Broker shall represent Seller as Seller's Agent and shall treat the buyer as a customer, unless Broker currently has or enters into an agency or Transaction-Brokerage relationship with the buyer, in which case Broker shall act as a Transaction-Broker, performing the duties described in § 4 and facilitating sales transactions without being an advocate or agent for either party.

(2) TRANSACTION-BROKER. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker shall work with Seller as a Transaction-Broker. If Seller and buyer are working with the same broker, Broker shall continue to function as a Transaction-Broker.