

MULTIPLE LISTING CONTRACT

MULTIPLE LISTING SERVICE®

MLS®
NUMBER

BETWEEN: NAME OF OWNER(S) ("SELLER") ADDRESS PHONE NO.	AND:	"LISTING AGENT" ADDRESS
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1. LISTING AUTHORITY AND TERM.

- A. The Seller hereby lists exclusively with the Listing Agent the property described in Paragraph 2 ("Property") until 11:59 p.m. on _____ unless renewed in writing.
- _____
 MONTH DAY YEAR
- B. The Seller hereby:
- i) authorizes the Listing Agent to obtain information concerning the Property from any person, corporation or governmental authority, including any mortgagee and British Columbia Assessment, and to share this information with other parties, including members of any Real Estate Board;
 - ii) authorizes the Listing Agent to advertise the Property and to show it to prospective buyers during reasonable hours;
 - iii) restricts the advertising of the Property to the Listing Agent only, except where the advertising of the Property by other members of the Real Estate Board of which the Listing Agent is a member (hereinafter referred to as the "Board"), or any other Real Estate Board has been permitted by the Listing Agent; and
 - iv) agrees to allow the Listing Agent to place "For Sale" and "Sold" signs upon the Property and to allow Cooperating Agents (as hereinafter defined) to show the Property to prospective buyers.

2. PROPERTY.

UNIT NO.	ADDRESS OF PROPERTY		
CITY/TOWN/MUNICIPALITY	POSTAL CODE	P.I.D.	
LEGAL DESCRIPTION			

3. TERMS OF SALE

LISTING PRICE	TERMS
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4. LISTING SERVICE AND COOPERATING AGENTS. The Seller authorizes the Listing Agent:

- A. To list the Property with the Multiple Listing Service® of the Board or any other Real Estate Board that the Listing Agent selects and has access to and to cooperate with other agents acting for a prospective buyer or, with the written consent of the Seller, as a sub-agent of the Listing Agent ("Cooperating Agents");
- B. To publish in the Multiple Listing Service® of the Board, the Multiple Listing Service® of any other Real Estate Board, Internet, or anywhere else that the Listing Agent selects and has access to, and to share with other parties, including British Columbia Assessment, the information contained in this Contract, the information contained in the Data Input Form and the Seller's Property Disclosure Statement, if applicable, and the sale price of the Property once an unconditional accepted offer exists; and
- C. To allow a salesperson authorized by the Listing Agent to make agency disclosures required of the Listing Agent.

5. LISTING AGENT'S REMUNERATION. The Seller agrees:

- A. To pay to the Listing Agent a gross commission of _____ of the sale price of the Property, plus applicable Goods and Services Tax and any other applicable tax in respect of the commission (commission + tax = remuneration) if:
- i) a legally enforceable contract of sale between the Seller and a buyer is entered into during the term of this Contract; or
 - ii) a legally enforceable contract of sale between the Seller and a buyer who is introduced to the Property or to the Seller, by the Listing Agent, a Cooperating Agent or any other person including the Seller during the term of this Contract is entered into:
 - a) within sixty (60) days after the expiration of the term of this Contract; or
 - b) any time after the period described in (a) where the efforts of the Listing Agent or the Cooperating Agent were an effective cause; provided, however, that no such commission is payable if the Property is listed with another licensed agent after the expiration of the term of this Contract and sold during the term of that listing contract; or
 - iii) an offer to purchase is obtained from a prospective buyer during the term of this Contract who is ready, willing and able to pay the Listing Price and agrees to the other terms of this Contract, even if the Seller refuses to sign the offer to purchase;
- B. The remuneration earned by the Listing Agent shall be payable on the earlier of the date the sale is completed, or the completion date, or where no contract of sale has been entered into seven (7) days after written demand by the Listing Agent; and
- C. That to assist in obtaining a buyer for the Property, the Listing Agent will offer to Cooperating Agents a portion of the Listing Agent's commission in the amount of

_____ of the sale price of the Property, plus applicable Goods and Services Tax and other applicable tax in respect of that portion of the commission.

RE: PROPERTY ADDRESS: _____

- 6. ASSIGNMENT OF REMUNERATION.** The Seller hereby irrevocably:
- A. Assigns to the Listing Agent from the proceeds of sale of the Property, the amount of remuneration due to the Listing Agent and authorizes the Listing Agent to retain from the deposit monies the amount of the Listing Agent's remuneration;
 - B. Acknowledges that the Listing Agent may assign to a Cooperating Agent all or part of the remuneration due to the Listing Agent; and
 - C. Directs, or agrees to sign such documents as may be required by the Listing Agent irrevocably directing a Lawyer or Notary Public acting for the Seller or a buyer, to pay the remuneration due to the Listing Agent, or the net amount remaining after the deposit monies held in trust have been credited against the remuneration due to the Listing Agent, to the Listing Agent and where required by the Listing Agent, by separate cheques to the Listing Agent and the Cooperating Agent.
- 7. THE LISTING AGENT AGREES AS FOLLOWS:**
- A. To act only as the agent for the Seller with respect to the Property except where the Seller consents to limited dual agency (see 10 below);
 - B. To provide information about the Property to Cooperating Agents; and
 - C. Not to accept remuneration from the buyer without the knowledge and consent of the Seller.
- 8. THE SELLER AGREES AS FOLLOWS:**
- A. To promptly advise the Listing Agent of, and refer to the Listing Agent, all inquiries for the purchase of the Property, and to deliver to the Listing Agent all offers to purchase which may be received during the term of this exclusive Contract or arising by reason of it; and
 - B. To accept an offer made during the term of this Contract by a person ready, willing and able to purchase on the terms set out in this Contract.
- 9. THE SELLER ACKNOWLEDGES AND AGREES THAT:**
- A. The information relating to the Property may be disclosed to persons interested in the Property including prospective buyers, agents of prospective buyers, appraisers, financial institutions, governments and governmental departments and agencies;
 - B. It is not a conflict or a breach of duty to the Seller for the Listing Agent to list or show property of, or to have agency relationships with, other sellers;
 - C. It is not a conflict or a breach of duty to the Seller for the Listing Agent to have agency relationships with buyers;
 - D. The Listing Agent will not be required to disclose to the Seller confidential information obtained through any agency relationship;
 - E. An agent acting only for a buyer does not owe any agency duties to the Seller; and
 - F. A Seller, who is a non-resident of Canada, must comply with the *Income Tax Act* of Canada before the sale of the Seller's property can be completed.
- 10. LIMITED DUAL AGENCY.**
- A. If the Listing Agent is also the agent of a prospective buyer who becomes interested in the Property, the Listing Agent will seek the written consent of the Seller and the prospective buyer to continue to act as their limited dual agent to facilitate a sale of the Property.
 - B. Where the Seller and the prospective buyer have consented to the Listing Agent acting as their limited dual agent, the Listing Agent's duties will be modified by the limitations described in the brochure published by the British Columbia Real Estate Association entitled *Working With a Real Estate Agent*.
- 11. MISCELLANEOUS PROVISIONS.**
- A. "Sale" includes an exchange and "sale price" includes the value of property exchanged.
 - B. The "term" of this Contract includes the period of any written extension.
 - C. Interpretation of this Contract and all matters concerning its enforcement by the parties shall be governed by the laws of the Province of British Columbia.
 - D. The parties acknowledge that this Contract fully sets out the terms of the agreement between them.
 - E. This Contract shall be binding upon and benefit not only the parties but also their respective heirs, executors, administrators, successors and assigns.
 - F. This Contract shall automatically end if the Listing Agent ceases to be licensed under the *Real Estate Act*, R.S.B.C.
 - G. "Property" may include a leasehold interest, a business and the goodwill and assets of it, an interest, partnership or share in a business or in the goodwill and assets of it, or a manufactured home, plus any other property designated by the Seller in the Data Input Form or addendum attached.
 - H. In consideration of the Board or any other Real Estate Board disseminating information about the Property, the Seller and Listing Agent each assign to the Board or other Real Estate Board all their rights and interests in and to the information related to the Property contained in this Contract, including all copyright, rights ancillary to copyright and all other proprietary rights.
- 12. ENTIRE AGREEMENT - THIS LISTING CONTRACT MEANS AND INCLUDES THIS AGREEMENT, THE DATA INPUT FORM AND SELLER'S PROPERTY DISCLOSURE STATEMENT (WHEN ATTACHED AND SIGNED BY THE SELLER).** The Seller acknowledges having read and understood this Contract; that it accurately describes the agreement with the Listing Agent; and that a copy of it has been received by the Seller this date.

SIGNED, SEALED AND DELIVERED THIS _____ OF _____, YR. _____.

SELLER'S SIGNATURE



BY SIGNING THIS CONTRACT THE SELLER
ACKNOWLEDGES HAVING RECEIVED, READ AND
UNDERSTOOD THE BROCHURE PUBLISHED BY
THE BRITISH COLUMBIA REAL ESTATE
ASSOCIATION ENTITLED *WORKING WITH A REAL
ESTATE AGENT*.

SELLER'S SIGNATURE



WITNESS TO SELLER(S) SIGNATURE(S)

MANAGER/NOMINEE APPROVAL

FOR OFFICE USE ONLY

LISTING AGENT

Per _____
SALESPERSONPer _____
SALESPERSON