Authorization and Exclusive Right To Sell Agreement
This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1)	Exclusive Right to Sell: Seller hereby employs and grants (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker", and Broker's designated Licensee (name of brokerage company) hereinafter called "Broker" (name of brokerage company) hereinafter (name of brokerage compa
	(Licensee) the sole, exclusive and irrevocable right commencing on(date) and expiring at midnight
	on (date) to sell or exchange the real property situated in:
	(city or area)(zip), in the
	Recording District, State of Alaska, described as:
	(Address)
	(Legal) (The Property)
	Seller hereby: (check one)  a-□ authorizes Broker to commence with marketing, showing, and publication of the property data in the AK MLS database.  b-□ authorizes Broker to delay marketing, showing, and publication of the property data in the AK MLS database un (date). The purpose of the delay is to enable Seller to
	c-□ requests the Property data not be placed in the AK MLS database, but authorizes Broker to commence marketing and showing of the Property.
	If option b or c is selected, Broker must secure signatures below and forward agreement to AK MLS:
	Broker is a Subscriber of AK MLS, a statewide marketing system in which Brokers share property data, thereby increasing the opportunity for sale or purchase by consumers. As such, Broker is REQUIRED to submit property data to AK MLS within three (3) business days of Seller's signature on a listing agreement. Broker is not permitted to solicit or encourage Seller to refuse allow the property data to be submitted to AK MLS.
	Seller(s) Signature:Date:
	Broker Signature: Date:
	Licensee Relationships: Licensee will only represent the Seller unless Seller has executed the "Waiver of Right to be Represented" (WRTR). In the event the Licensee represents a Buyer interested in the Property, Seller authorizes Licensee to act the following capacity: (check one)  a-□ Seller has signed the Alaska Real Estate Commission Consumer Pamphlet, and has executed the WRTR (form a tached) and hereby preauthorizes Licensee to act as a neutral licensee for both Seller and any Buyer. Seller authorizes the Licensee to show the Property to Buyers who are represented by the Licensee.  b-□ Seller has signed the Alaska Real Estate Commission Consumer Pamphlet, but has not executed the WRTR for and does not preauthorize the Licensee to act as a neutral licensee. Seller understands that the Licensee will not show the Property to any Buyer who is represented by the Licensee.
3)	Terms: The listing price shall be Dollars (\$), payable in cash or other terms acceptable to Seller. Broker is authorized to accept and ho earnest money deposits on behalf of Seller and prospective Buyer.
4)	<b>Title Insurance/Prorations:</b> Seller warrants that Seller has the right to sell the Property on the terms herein provided, are agrees to furnish and pay for a policy of title insurance showing marketable title to the Property. Seller agrees that interest on loans being assumed, taxes, rents and/or insurance will be prorated to the date of recording u less otherwise agreed in the Purchase and Sale Agreement.
5)	Compensation to Broker: Seller agrees to compensate Broker a total of% of the sale price (\$) (of which Cooperating Broker is to be paid% or \$ of sale price) and to part any applicable sales tax to the appropriate taxing authority not later than date of recording, when:  a) Broker procures a Buyer under the terms of this Agreement or other terms acceptable to Seller.  b) The Property is sold or transferred by Seller to a Buyer placed under contract during the term of this Agreement or any expension hereof.  c) The Property is sold or transferred within days after expiration or termination of this Agreement to an one who was shown the Property through the marketing efforts of the Broker during the term of this Agreement, provide
-	the Property is not sold or transferred through another Subscriber of AK MLS.  If Property is withdrawn from sale, or leased, or rented without the consent of the Broker, or made unmarketable by Seller voluntary act during the term of this Agreement, Seller agrees to compensate Broker as above, unless otherwise stated as follows:

	dress:gal (the Property):		ALASKA MULTIPLE LISTING
This	form authorized for use ONLY by active Real Estate Licensee Subscribers of	of Alaska Multiple Lis	sting Service, Inc.
6)	Disclosure of Referral Fees or Other Compensation Paid by B to the Broker's Principal (Seller) of any rebate, compensation, or for when the listing contract is signed and again at close of escrow.		
	The following fee(s) will be paid based on the compensation receive		Ç .
	Name of Referral Company, Relocation Company, etc.	۵ Amount <b>c</b>	% or Percentage of Fee
			%
	Name of Referral Company, Relocation Company, etc.	Amount c	or Percentage of Fee
7)	<ul> <li>Information: Seller authorizes:</li> <li>a) all mortgage and lien-holders to provide Broker information of and past loan balances and interest charges; reserve accounts</li> <li>b) Broker to release all information Broker has or acquires con praisers and other real estate organizations and to prospective.</li> <li>c) Broker to use the information to market Seller's property throternet. Broker assumes no liability for errors, omissions or incomplete.</li> </ul>	ts; insurance; and ncerning the Prope e Buyers and Sell bugh advertising v	taxes. erty to AK MLS, financing institutions ers. ernues of Broker's choice, including to
3)	Alaska Multiple Listing Service (AK MLS): Broker is a Subscrit ject to the duties imposed on Broker by the rules and regulations agreement and its sole function is to disseminate, without verificaterty as set forth on the Property data input sheet corresponding to bility to the Seller for errors or omissions on the input sheet or in the brokerage fee to a cooperating Broker, even if the cooperating	of AK MLS. It is tion, for its Subsc this Agreement. The AK MLS System	understood i) AK MLS is not a party tribers, descriptive information on the AK MLS assumes no responsibility m; ii) Seller authorizes Broker to pay p

- his naof ιK and content regarding the Property, and hereby authorizes AK MLS to arrange, publish and republish, in any format or medium whatsoever, all such material for an indefinite period without compensation; iv) Broker is required to promptly provide information to AK MLS about any change in status or price of Seller's property; v) If Seller's property is sold, Broker must report to AK MLS the price and terms of the sale, inclusive of Non-MLS listings; vi) AK MLS will not permit data about the Seller's listing to be deleted from AK MLS's systems in order to conceal any information, including information that the Property was listed for a period of time by another Broker or Brokers; vii) Neither Seller nor any prospective Buyer of the Property can alter Broker's obligation to report all information to AK MLS; viii) AK MLS may display photographs and data regarding the Property on various websites as determined from time to time by Broker or AK MLS and may include data regarding the Property in various statistical reports and information products, without compensation to Seller (such authority shall survive expiration or termination of this Agreement.)
- 9) Sign and Lockbox: Seller authorizes Broker to install a FOR SALE/SOLD sign on the Property. Broker is authorized to install a key safe on the Property for the use of AK MLS Subscribers. Neither Broker, AK MLS, nor any Subscribers of AK MLS shall incur any liability for loss, theft or damage of any nature or kind whatsoever to the Property and/or to any personal property therein.
- **10) Property Maintenance:** During the term of this Agreement, unless stated otherwise in a separate agreement between Listing Broker and Seller, Seller acknowledges:
  - a) Seller is solely responsible for the Property and its components, vacant or otherwise;
  - b) Listing Broker assumes no liability for maintaining the condition of the property or providing security to the property; and
  - c) Seller has been advised to take steps to insure the maintenance, security, and upkeep of the property.
- 11) Disclosure: Seller agrees to provide a written disclosure statement (State of Alaska Residential Real Property Transfer Disclosure Statement, etc.) concerning the condition of the Property and agrees to save and hold Broker harmless from all claims, disputes, litigation and/or judgments arising from any incorrect information supplied by Seller, or from any material fact known by Seller which Seller fails to disclose.
- **12) Tax Withholding:** Seller warrants they are U.S. citizens, permanent residents or otherwise exempt from the requirements of FIRPTA (Internal Revenue Code 1445) that requires payment of part of the sale proceeds to the IRS.
- 13) Equal Housing Opportunity: The Property is offered in compliance with federal, state, and local anti-discrimination laws.

Address: Legal (the Property):			ALASKA MULTIPLE I
	ive Real Estate Licensee Subscribers of Ala		
14) Attorney's Fees: In any action, reasonable attorney's fees and of	proceeding or arbitration arising out o	f this Agreement, the prevailing par	ty shall be e
this agreement, the parties sha	relating to this Agreement, between the I first proceed in good faith to submit Unless otherwise agreed in mediatio	the matter to mediation. Costs to	be shared by
<b>16) Addenda:</b> □ REO □ Shor	t Sale □ Relo □ Other		
17) Other Terms:			
	ment and understands that this is a leg Seller acknowledges they have recein(date).		
dependent legal and/or tax counsel.	Seller acknowledges they have receive	oved a copy of this agreement and the Office Ph(s)	he attached Cell Ph
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dependent legal and/or tax counsel. data input sheets this  Seller Signature(s)  1:  2:  3:  Mail Address  Physical Address  Broker/Licensee(s) agrees to use real	Seller acknowledges they have receir(date).  E-mail Address	Office Ph(s) Home Ph(s)	Cell Ph Fax Ph

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Seller(s) Initials