



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.: *Waterview (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:

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 _____	
		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#: Forclosure (Y or N):

AGREEMENT

Seller agrees to deliver goods and insurable title, free of all incumbrances except as stated above.

TO _____
(Name of Listing Realtor)

IN CONSIDERATION of the use of the services and facilities of your office and your agreement to file the information concerning the property described above with Realtors participating in the Multiple Listing Service of Long Island, Inc., the undersigned owner grants you the sole and exclusive right for a period of _____ months, from the date hereof, expiring at midnight on _____, 20____

(FOR RENTAL, FILL IN 2 & 3. FOR SALE, FILL IN 1)

1. To sell the said property, known as: _____

No. _____

PRICE to be _____

(\$ _____) Dollars upon the terms set forth above or any other price or terms to which undersigned owner may consent.

The undersigned owner hereby agrees to pay you or the participating selling Realtor a *commission of _____ % of the sale price in the event that the property or any portion thereof is sold or exchanged by you, by me, or by any other person or broker during the term of this contract or to any one with whom you or a participating Realtor have had negotiations during the term of this contract. Owner will pay \$ _____ as a mortgage replacement fee.

2. To rent or lease the above described premises known as _____

The annual rent to be \$ _____ or such other rent as may be agreed upon between the owner and the tenant.

The undersigned owner hereby agrees to pay you or the participating renting Realtor a commission of _____ % of the annual rent for the first year of the term of any tenancy in the event that the above property, or any portion thereof, is rented or leased by you, by the owner or by any other person or broker during the term of this contract or to anyone with whom you or a Realtor

participant in the Multiple Listing Service of Long Island, Inc. have had negotiations during the term of this contract.

3. * _____
(Set forth additional terms of compensation, if any)

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.

I/WE HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONTRACT

Owner _____
(Signature of Owner)

Owner _____
(Signature of Owner)

Address _____

Phone Res _____ Ofc Ph # _____

Listing Agent _____

Libor Mem # _____ Ph # _____

Co-Agent _____

Libor Mem # _____ Ph # _____

I accept the foregoing and, in consideration thereof, agree to register the above mentioned property for sale with the Multiple Listing Service of Long Island, Inc.

DATE _____ Office Name _____

By: _____

The Owner(s) and the Broker understand that they must market the property in accordance with federal, state and local laws concerning discrimination in housing.