

Addendum to Exclusive Right to Sell Listing Contract

(This addendum takes precedence over the Listing Contract in case of a contradiction)

This is an Addendum to the Exclusive Right to Sell Listing Contract & Agency Disclosure Dated _____ between _____ (the "Seller(s)" and Preferred Realty, Inc. (the "Company"). Regarding the property located at _____

Listing Fee - Company agrees to offer property on the (MLS) Wasatch Front Regional Multiple Listing Service for a Listing Agent's flat fee of \$89. This flat fee is to be paid up front and is fully earned by Company when the property is placed on the (MLS). Seller also offers a _____% (BAC) Buyer's Agent Commission to be paid at closing if there is a Buyer's Agent. Note: the Company reserves the right to also find a Buyer and earn the Buyer's Agent Commission.

For Sale By Owner Option – If the Seller finds an un-represented Buyer, a Buyer that has no contractual or implied obligations to any Realtor, the Company will waive the (BAC) Buyer's Agent Commission. If there is no Buyer's Agent there will be NO (BAC) charged.

Advertising By Company – The property will be advertised on the MLS, www.Realtor.com, www.UtahRealEstate.com, and hundreds of other real estate websites. The Seller may, if they choose, also advertise as a "For Sale By Owner" on the Internet, KSL, Craigslist, newspaper, ect. in an attempt to find a Buyer and avoid paying the (BAC). Seller must use their own phone number on any "For Sale By Owner Advertisement".

Yard Sign – Seller understands and agrees that in accordance with MLS rules, nowhere on the property can any "For Sale By Owner" advertisement be displayed. Sellers are not required to have a sign on the property but if they do, **All signs on the property must be Company Signs.** The Company will, however, allow the Seller to have their phone number on the company sign as the contact. A professional Preferred Realty yard sign is available **FREE of charge** with room for the Sellers phone number. By initialing here, Seller(s) certifies they understand and agree with the rules pertaining to advertising. _____ Seller(s) initials ←

Key Box - Sellers may choose to either have a Realtor's Risco key box or purchase their own combination key box to allow access to the property when they are not available. Key boxes may be purchased for under \$25 at any local hardware store. A Realtor's Risco key box is available with a \$125 deposit of which \$75 is non-refundable.

Company Services – As required by State Law, any agent that lists a Seller's property has certain responsibilities as the Seller's Agent and must provide certain services. The Company provides all services required by law and many more to help make the selling experience as smooth and worry free as possible. They include, but are not limited to; the placement of property on the MLS, consulting with Seller on property value and pricing, receiving and explaining offers and counteroffers, advising Sellers, helping with negotiations, preparing counteroffers, assisting Sellers with property disclosures, inspections, title company coordination, and everything else required for a smooth settlement and closing. For all of the services mentioned above, the Company will charge a **\$975 service fee** if the property is sold and closes. **If the property does not close, NO service fee will be charged.** Payment will be made from the proceeds of the sale and paid by the Title Company at closing. _____ Seller(s) initials ←

For Sale By Owner service option – As your Agent, the Company is subject to State and Federal laws on agency. As long as we are your agent we will provide all services required by law and all of our other helpful services. We would hope that our Clients would desire our help and services even if they find their own Buyer. We can help with a For Sale By Owner sale just as easily as we can help with a sale where the Buyer has an agent. When we provide these services the Company receives the \$975 service fee. In the event the Seller finds their own Buyer and doesn't want our continued service or corresponding service fee, the only option is to cancel the listing, which we will allow. (see cancelation of listing by Seller)



_____ Initial here if Seller choose to cancel the agency relationship with the Company in the event the Buyer is un-represented by an agent.
_____ Initial here if Seller choose to continue the agency relationship with the Company in the event the Buyer is un-represented by an agent.

Cancellation of Listing by Seller – Either party may cancel this contract at any time. If the Seller chooses to cancel, they can do so provided the following conditions have been met;
(1) There is no transaction in process by which any Realtor could be entitled to compensation.
(2) Seller agrees the 90-day protection period in paragraph 3 of the Listing Agreement remains in force. This clause states that if a Realtor showed the property to a specific Buyer while it was active, the Seller will still pay the commission if that prospective Buyer were to purchase the property within 90 days.

Limitation of Liability - In the event that a dispute arises between Seller and Buyer or Buyer's Broker, regarding any acts or omissions, negligence or other liability on the part of Seller or Company, the Seller agrees to hold Company harmless from said liability. Should any Court, Mediator, or Tribunal of Alternative Dispute Resolution find the Company or its Broker liable or negligent, Seller hereby expressly agrees to limit the Company and Broker's liability to an amount equal to the "Closing Fee" actually paid by Seller as liquidated damages to such liability.

The Undersigned Seller(s) agree to the above terms and acknowledge receipt of a copy of this Agreement.

Seller Name ← Date

Seller Name ← Date

Company Authorized Agent Date

Company Principal Broker Date

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT & AGENCY DISCLOSURE



(PART A)
THIS IS A LEGALLY BINDING CONTRACT. - READ CAREFULLY BEFORE SIGNING.
DESIGNATED AGENCY BROKERAGE

THIS AGREEMENT is entered into effective the _____ day of _____, _____, by and between Preferred Realty Inc. (the "Company") and _____ (the "Seller")

1. TERM OF LISTING. The Seller hereby grants to the Company, including Jason Lesser (the "Seller's Agent") as the authorized agent for the Company, for the period of 6 months starting on the date listed above, and ending at 5:00 P.M. (MST) on the _____ day of _____, _____ (the "Listing Period"), the Exclusive Right to Sell, Lease, or Exchange real property owned by the Seller, described as: _____ (the "Property"), at the listing price and terms stated on the attached property data form (the "Data Form"), or at such other price and terms to which the Seller may agree in writing.

2. BROKERAGE FEE. If, during the Listing Period, the Company, the Seller's Agent, the Seller, another real estate agent, or anyone else locates a party who is ready, willing and able to buy, lease, or exchange (collectively "acquire") the Property, or any part thereof, at the listing price and terms stated on the Data Form, or any other price and terms to which the Seller may agree in writing, the Seller agrees to pay to the Company a brokerage fee in the amount of \$AS PER ADDENDUM or _____% of such acquisition price. The brokerage fee, unless otherwise agreed in writing by the Seller and the Company, shall be due and payable from the Seller's proceeds on: (a) if a purchase, the date of recording of the closing documents for the acquisition of the Property; (b) if a lease, the effective date of the lease; or (c) if an option, the date the option agreement is signed. If within the Listing Period, or any extension of the Listing Period, the Property is withdrawn from sale, transferred, conveyed, leased, rented, or made unmarketable by a voluntary act of Seller, without the written consent of the Company; or if the sale is prevented by default of the Seller, the brokerage fee shall be immediately due and payable to the Company. The Company is authorized to share the brokerage fee with another brokerage participating in any transaction arising out of this Listing Agreement.

3. PROTECTION PERIOD. If within 3 months after the termination or expiration of this Listing Agreement, the Property is acquired by any party to whom the Property was offered or shown by the Company, the Seller's Agent, the Seller, or another real estate agent during the Listing Period, or any extension of the Listing Period, the Seller agrees to pay to the Company the brokerage fee stated in Section 2, unless the Seller is obligated to pay a brokerage fee on such acquisition to another brokerage based on another valid listing agreement entered into after the expiration or termination date of this Listing Agreement.

4. SELLER WARRANTIES/DISCLOSURES. The Seller warrants to the Company that the individuals or entity listed above as the "Seller" represents all of the record owners of the Property. The Seller warrants that it has marketable title and an established right to sell, lease, or exchange the Property. The Seller agrees to execute the necessary documents of conveyance. The Seller agrees to furnish buyer with good and marketable title, and to pay at Settlement, for a standard coverage owner's policy of title insurance for the buyer in the amount of the purchase price. The Seller agrees to fully inform the Seller's Agent regarding the Seller's knowledge of the condition of the Property. Upon signing of this Listing Agreement, the Seller agrees to personally complete and sign a Seller's Property Condition Disclosure form. The Seller agrees to indemnify and hold harmless the Seller's Agent and the Company against any claims that may arise from: (i) the Seller providing incorrect or inaccurate information regarding the Property; (ii) the Seller failing to disclose material information regarding the Property, including, but not limited to, the condition of all appliances; the condition of heating, plumbing, and electrical fixtures and equipment; sewer problems; moisture or other problems in the roof or foundation; the availability and location of utilities; and the location of property lines; and (iii) any injuries resulting from any unsafe conditions within the Property.

5. AGENCY RELATIONSHIPS. By signing this Listing Agreement, the Seller designates the Seller's Agent and the Principal/Branch Broker for the Company (the "Broker"), as agents for the Seller to locate a buyer for the Property. The Seller authorizes the Seller's Agent or the Broker to appoint another agent in the Company to also represent the Seller in the event the Seller's Agent or the Broker will be unavailable to service the Property. As agents for the Seller, they have fiduciary duties to the Seller that include loyalty, full disclosure, confidentiality, and reasonable care. The Seller understands, however, that the Seller's Agent and the Broker may now, or in the future, be agents for a buyer who may wish to negotiate a purchase of the Property. Then the Seller's Agent and the Broker would be acting as Limited Agents - representing both the Seller and buyer at the same time. A Limited Agent has fiduciary duties to both the Seller and the buyer. However, those duties are "limited" because the agent cannot provide to both parties undivided loyalty, full confidentiality and full disclosure of all information known to the agent. For this reason, the Limited Agent is bound by a further duty of neutrality. Being neutral, the Limited Agent may not disclose to either party information likely to weaken the bargaining position of the other - for example, the highest price the buyer will offer, or the lowest price the Seller will accept. THE SELLER IS ADVISED THAT NEITHER THE SELLER NOR THE BUYER IS REQUIRED TO ACCEPT A LIMITED AGENCY SITUATION IN THE COMPANY, AND EACH PARTY IS ENTITLED TO BE REPRESENTED BY ITS OWN AGENT. If Limited Agency is agreed to below; (a) the Seller authorizes the Seller's Agent and the Broker to represent both the Buyer and the Seller as Limited Agents when the Seller's Agent and the Broker also represent the Buyer of the Property that the Seller owns; (b) the Seller further agrees that when another agent in the Company represents the Buyer, that agent will



exclusively represent the Buyer, the Seller's Agent will exclusively represent the Seller, and the Broker will act as a Limited Broker. **IN EITHER EVENT, IF LIMITED AGENCY IS AGREED TO BELOW, THE BUYER AND THE SELLER WILL BE REQUIRED TO SIGN A SEPARATE LIMITED AGENCY CONSENT AGREEMENT AT THE TIME THE LIMITED AGENCY SITUATION ARISES. INITIAL APPLICABLE BOX: [] I AGREE TO LIMITED AGENCY; OR [] I DO NOT AGREE TO LIMITED AGENCY.**



6. PROFESSIONAL ADVICE. The Company and the Seller's Agent are trained in the marketing of real estate. Neither the Company nor its agents are trained or licensed to provide the Seller or any prospective buyer with legal or tax advice, or with technical advice regarding the physical condition of the Property. SELLER IS ADVISED NOT TO RELY ON THE COMPANY, OR ON ANY AGENTS OF THE COMPANY, FOR A DETERMINATION REGARDING THE PHYSICAL OR LEGAL CONDITION OF THE PROPERTY. If the Seller desires advice regarding: (i) past or present compliance with zoning and building code requirements; (ii) legal or tax matters; (iii) the physical condition of the Property; (iv) this Listing Agreement; or (v) any transaction for the acquisition of the Property, the Seller's Agent and the Company STRONGLY RECOMMEND THAT THE SELLER OBTAIN SUCH INDEPENDENT ADVICE. IF THE SELLER FAILS TO DO SO, THE SELLER IS ACTING CONTRARY TO THE ADVICE OF THE COMPANY.

7. DISPUTE RESOLUTION. The parties agree that any dispute, arising prior to or after a closing, related to this Listing Agreement shall first be submitted to mediation through a mediation provider mutually agreed upon by the Seller and the Company. If the parties cannot agree upon a mediation provider, the dispute shall be submitted to the American Arbitration Association. Each party agrees to bear its own costs of mediation. If mediation fails, the other remedies available under this Listing Agreement shall apply.

8. ATTORNEY FEES. Except as provided in Section 7, in case of the employment of an attorney in any matter arising out of this Listing Agreement, the prevailing party shall be entitled to receive from the other party all costs and attorney fees, whether the matter is resolved through court action or otherwise. If, through no fault of the Company, any litigation arises out of the Seller's employment of the Company under this Listing Agreement (whether before or after a closing), the Seller agrees to indemnify the Company and the Seller's Agent from all costs and attorney fees incurred by the Company and/or the Seller's Agent in pursuing and/or defending such action.

9. SELLER AUTHORIZATIONS. Seller authorizes the Company and/or Seller's Agent as follows (check applicable boxes):

Advertise the Property through each MLS in which the Company participates, advertise via the internet, and disclose to the MLS after Closing, the final terms and sales price, consistent with the requirements of the MLS; Communicate with Seller for the purpose of soliciting real estate-related goods and services during and after the term of this Listing Agreement, at the following numbers or email address: _____ hm: _____ wk: _____ cell: _____ fax: _____; Obtain financial information from any mortgagee or other party holding a lien or interest on the Property; Have keys to the Property; Have a key-box installed on the Property; Hold Open-Houses at the Property; Place a for sale sign(s) on the Property (i.e., the only for sale sign(s) on the Property shall be that of the Company); Order a Preliminary Title Report; on the Property, In any transaction for the acquisition of the Property, Seller agrees that the Earnest Money Deposit may be placed in an interest-bearing trust account with interest paid to the Utah Association of Realtors Housing Opportunity Fund (UARHOF) to assist in creating affordable housing throughout the state; Order a Home Warranty Plan. Seller acknowledges that the Company has discussed with Seller the safeguarding of personal property and valuables located within the Property. Seller acknowledges that the Company is not an insurer against the loss of or damage to personal property. Seller agrees to hold the Company harmless from any loss or damage that might result from any authorizations given in this Section 9. Seller's Initials



10. ATTACHMENT. The Data Form is incorporated into this Listing Agreement by this reference. In addition to the Data Form, there ARE ARE NOT additional terms contained in an Addendum attached to this Listing Agreement. If an Addendum is attached, the terms of that Addendum are incorporated into this Listing Agreement by this reference.

11. EQUAL HOUSING OPPORTUNITY. The Seller and the Company shall comply with Federal, State, and local fair housing laws.

12. FAXES. Facsimile (fax) transmission of a signed copy of this Listing Agreement, and retransmission of a signed fax, shall be the same as delivery of an original. If this transaction involves multiple owners this Listing Agreement may be executed in counterparts.

13. ENTIRE AGREEMENT. This Listing Agreement, including the Seller's Property Condition Disclosure form and the Data Form, contain the entire agreement between the parties relating to the subject matter of this Listing Agreement. This Listing Agreement may not be modified or amended except in writing signed by the parties hereto.



THE UNDERSIGNED Seller does hereby agree to the terms of this Listing Agreement.

(Seller's Signature) (Address/Phone) _____
(Date)

(Seller's Signature) (Address/Phone) _____
(Date)



ACCEPTED BY The Company

By: _____ _____ By: _____ _____
(Authorized Seller's Agent) (Date) (Principal/Branch Broker) (Date)
Jason Lesser CAMERON WILSON

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Page 3 of 3 [] [] Seller's Initials Date _____



WASATCH FRONT REGIONAL MLS LISTING INPUT FORM

SINGLE FAMILY, CONDO, MOBILE, RECREATIONAL

RES 1

LOCATION

HOUSE # N E S W STREET NAME OR NUMBER N E S W STREET TYPE UNIT # ZIP

CITY NAME COUNTY STATE UT

PROJECT/SUBDIVISION ZONING HOA FEE/MONTH LIST PRICE

TAXES TAX ID SCHOOL DISTRICT

ELEMENTARY SCHOOL JUNIOR HIGH SCHOOL PROJECT RESTRICTIONS

SENIOR HIGH SCHOOL PRIVATE SCHOOL OTHER SCHOOL

QUADRANT
 NW NE NORTH / SOUTH
 SW SE EAST / WEST

SITE INFORMATION

YEAR BUILT DECK PATIO BASEMENT FIN. %

	APPROX SQ FT	BED RMS	BATH F T H	FAM DEN	KTCHN K B F S	DINING	LAUN DRY	FIRE PLC
BASEMENT (IF ANY)								
LEVEL 1 (MAIN FLOOR)								
LEVEL 2 (2nd FLOOR)								
LEVEL 3 (3rd FLOOR)								
LEVEL 4 (4th FLOOR)								
TOTALS (System Entered)								

CONST. STATUS
 BLT./STANDING
 UND. CONST.
 TO BE BUILT

BASEMENT TYPE
 NONE / Crawl Space
 DAYLIGHT
 ENTRANCE
 FULL
 PARTIAL
 SHELF
 SLAB
 WALKOUT
 SEE REMARKS

PROPERTY TYPE
 CONDOMINIUM
 SINGLE FAMILY
 MOBILE (w/o Land)
 RECREATIONAL

GARAGE CAPCTY ACRES
 CARPORT CAPCTY FRONTAGE
 PARKING CAPCTY SIDE
 IRREGULAR SHAPE

REMARKS THE REMARKS FIELD IS LIMITED TO 255 CHARACTERS, INCLUDING SPACES AND PUNCTUATION.

LISTING OFFICE INFORMATION

LISTING DATE EXPIRATION DATE

OWNER NAME CONTACT TYPE AGENT OWNER SECTRY CONTACT FOR APPOINTMENTS AND ACCESS CONTACT PHONE 1 CONTACT PHONE 2

OFFICE LICENSE ID # OFFICE NAME OFFICE PHONE OFFICE FAX

AGENT PUBLIC ID AGENT NAME AGENT PHONE FAX MOBILE / PAGER

CO-AGENT PUBLIC ID CO-AGENT NAME CO-AGENT PHONE FAX MOBILE / PAGER

LISTING TYPE
 EAL
 ERS

PHOTO INSTRUCTIONS
 PLEASE TAKE UNDER CONST
 I WILL PROVIDE 2BBLT

DUAL/VAR RATE
 YES
 NO

SUBAGENCY
 YES
 NO

COMPENSATION OFFERED
 BAC SAC POSSESSION

Owner's Initials _____ Date _____ Owner's Initials _____ Date _____

STYLE	
Pick 1 Only	
1	2-STORY CONVENTION.
2	2-STORY MODERN
3	2-STORY SPLIT
4	A - FRAME
5	BASEMENT
6	BUNGALOW / COTTAGE
7	CABIN
8	CAPE-COD
9	COLONIAL
10	CONTEMPORARY
11	MANSION
12	MANUFACT. / MODULAR
13	MOBILE
14	RAMBLER / RANCH
15	SPANISH
16	SPLIT-ENTRY / BI-LEVEL
17	TRI / MULTI-LEVEL
18	TOWNHOUSE, ROW-END
19	TOWNHOUSE, ROW-MID
20	TUDOR
21	TWIN, MULTI-LEVEL
22	TWIN, RANCH / RAMBLER
23	VICTORIAN
24	OTHER (SEE REMARKS)

AIR CONDITIONING	
* Recommended Maximum 2	
1	CENTRAL AIR ELECTRIC
2	CENTRAL AIR GAS
3	EVAP. COOLER ROOF
4	EVAP. COOLER WINDOW
5	HEAT PUMP
6	REFRIG. AIR WINDOW
7	SOLAR
8	SEE REMARKS

WINDOW COVERINGS	
* Recommended Maximum 3	
1	BLINDS
2	DRAPERIES
3	FULL
4	PART
5	PLANTATION SHUTTERS
6	NONE

FLOOR COVERINGS	
* Recommended Maximum 3	
1	CARPET
2	HARDWOOD
3	MARBLE
4	TILE
5	LINOLEUM
6	OTHER

LOT FACTS	
* Recommended Maximum 10	
1	ADDITIONAL LAND AVAIL
2	CORNER LOT
3	CUL-DE-SAC
4	CURB & GUTTER
5	FENCED FULL
6	FENCED PART
7	PAVED ROAD
8	SECLUDED YARD
9	SIDEWALKS
10	SPRINKLER, AUTO-FULL
11	SPRINKLER, AUTO-PART
12	SPRINKLER, MAN-FULL
13	SPRINKLER, MAN-PART
14	TERRAIN, STEEP SLOPE
15	TERRAIN, FLAT
16	TERRAIN, GRAD SLOPE
17	TERRAIN, HILLY
18	TERRAIN, MOUNTAIN
19	UNPAVED ROAD
20	VIEW, LAKE
21	VIEW, MOUNTAIN
22	VIEW, VALLEY
23	WOODED
24	PRIVATE YARD
25	SEE REMARKS

EXTERIOR SPECIAL FEATURES	
* Recommended Maximum 10	
1	ANIMALS PERMITTED
2	ATRIUM
3	ATTIC FAN
4	AWNINGS
5	BALCONY
6	BARN
7	BAY/BOX WINDOWS
8	DECK
9	DECK COVERED
10	DOUBLE PANE WIND.
11	ENTRY (FOYER)
12	GREENHOUSE WIND.
13	HORSE PROPERTY
14	OUT BUILDINGS
15	OUTDOOR LIGHTING
16	PATIO
17	PATIO COVERED
18	PORCH OPEN
19	PORCH SCREENED
20	SKYLIGHTS
21	SLIDING GLASS DOORS
22	STAINED GLASS WIND.
23	STORM DOORS
24	STORM WINDOWS
25	TRIPLE PANE WINDOWS
26	WHEEL CHAIR ACCESS
27	SEE REMARKS

TERMS	
* Recommended Maximum 10	
1	FHA
2	CONVENTIONAL
3	VA
4	ASSUMPTION, SIMPLE
5	ASSUMPTION, QUALIFY
6	OWNER 2ND
7	SELLER FINANCE
8	LEASE OPTION
9	EXCHANGE
10	CASH
11	COMMERCIAL FIN REQ
12	SEE REMARKS

EXTERIOR	
* Recommended Maximum 3	
1	ALUMINUM / VINYL
2	ASBESTOS SHINGLES
3	BRICK
4	CEDAR / REDWOOD
5	CINDER BLOCK
6	CLAPBOARD / MASONITE
7	COMPOSITION
8	CONCRETE / GLASS
9	FRAME
10	LOG
11	STONE
12	STUCCO
13	SEE REMARKS

GARAGE / PARKING	
* Recommended Maximum 4	
1	2 CAR DEEP
2	ATTACHED
3	BUILT IN
4	DETACHED
5	EXTRA HEIGHT
6	EXTRA WIDTH
7	HEATED
8	NONE
9	OPENER
10	RV PARKING
11	STORAGE ABOVE
12	SEE REMARKS

LANDSCAPING	
* Recommended Maximum 5	
1	FRUIT TREES
2	FULL LANDSCAPING
3	MATURE TREES
4	PART LANDSCAPING
5	PINES
6	SCRUB OAK
7	STREAM
8	TERRACED YARD
9	VEGETABLE GARDEN
10	SEE REMARKS

INTERIOR SPECIAL FEATURES	
* Recommended Maximum 10	
1	ACCESSORY APT
2	BAR DRY
3	BAR WET
4	BATH-SEP TUB/SHOWER
5	CENTRAL VACUUM
6	CLOSET-WALK IN
7	DEN / OFFICE
8	DISHWASHER BUILT-IN
9	DISPOSAL
10	FORMAL DINING ROOM
11	FRENCH DOORS
12	GAS LOG
13	HARDWOOD FLOORS
14	INTERCOM
15	JETTED TUB
16	KITCHEN-SECOND
17	KITCHEN-UPDATED
18	LAUNDRY CHUTE
19	MASTER BATH
20	MOTHER-IN-LAW APT
21	OVEN-DOUBLE
22	OVEN-GAS
23	OVEN-WALL
24	RANGE, COUNTERTOP
25	RANGE, DOWN VENT
26	RANGE / OVEN BUILT IN
27	RANGE, OVEN FREE STD.
28	RANGE-GAS
29	VAULTED CEILINGS
30	SEE REMARKS

SHOW INSTRUCTIONS	
* Recommended Maximum 3	
1	KEYBOX
2	KNOCK / USE KEYBOX
3	APPT / USE KEYBOX
4	CALL / USE KEYBOX
5	CALL AGENT / APPT
6	CALL OWNER / APPT
7	CALL TENANT / APPT
8	VACANT
9	KEY AT LIST OFF
10	AGENT HAS KEY

ROOF	
* Recommended Maximum 2	
1	ALUMINUM
2	ASBESTOS SHINGLES
3	ASPHALT SHINGLE
4	COMPOSITION
5	ROLLED-SILVER
6	RUBBER
7	STONE
8	TAR-GRAVEL
9	TILE
10	WOOD/SHAKE SHINGLES
11	SEE REMARKS

AMENITIES	
* Recommended Maximum 5	
1	CABLE TV AVAIL
2	CABLE TV WIRED
3	CLUBHOUSE
4	ELECT DRYER HOOKUP
5	ELEVATOR
6	EXERCISE ROOM
7	GAS DRYER HOOKUP
8	HOME WARRANTY
9	PARK/PLAYGROUND
10	SAUNA/STEAM ROOM
11	SWIMMING POOL
12	TENNIS COURT
13	SEE REMARKS

SEWER	
* Recommended Maximum 2	
1	CONNECTED
2	PRIVATE SEWER
3	PUBLIC SEWER
4	SEPTIC TANK
5	UN CONNECTED
6	SEE REMARKS

POOL FEATURES	
* Recommended Maximum 3	
1	ABOVE GROUND
2	CONCRETE / GUNITE
3	FENCED
4	FIBERGLASS / VINYL
5	HEATED
6	IN GROUND
7	INDOOR
8	WITH SPA
9	SEE REMARKS

INCLUSIONS / EXCLUSIONS	
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1	ALARM SYSTEM
2	BASKETBALL STD.
3	CEILING FAN
4	COMPACTOR
5	DISHWASHER PORTABLE
6	DOG RUN
7	DRYER
8	ELEC AIR CLEANER
9	FIREPLACE EQUIP
10	FIREPLACE INSERT
11	FREEZER
12	GAS GRILL / BBQ
13	GAZEBO
14	HOT TUB
15	HUMIDIFIER
16	MICROWAVE
17	RANGE
18	RANGE HOOD
19	REFRIGERATOR
20	SATELLITE EQUIP.
21	SATELLITE DISH
22	STORAGE SHEDS
23	SWING SET
24	TV ANTENNA
25	WASHER
26	WATER SOFTENER OWN
27	WATER SOFTENER RENT
28	WINDOW COVERINGS
29	WOOD STOVE
30	WORKSHOP
31	SEE REMARKS

* Recommended Maximums can be exceeded but may not fit well on some Forms and Printouts

The Undersigned is the owner of the real property described in this Listing Input Form ("Owner") and hereby acknowledges receipt of completed copies of this document, (Form B, 3 pages) and the Exclusive Right to Sell Listing Agreement.

Owner acknowledges that Wasatch Front Regional Multiple Listing Service, Inc. ("WFRMLS") maintains a multiple listing service database for brokers and agents, and others (the "MLS Database"), and a database of listings which is available to the public (the "IDX Database"). Owner consents to WFRMLS including all of the information included in this Listing Input Form (the "Listing") in the MLS Database and the IDX Database, and any modifications of the MLS Database and IDX Database, the licensing of the MLS Database and IDX Database to any third party, disclosure and public display of the Listing, and any other lawful use of the Listing by WFRMLS. Owner hereby irrevocably assigns and transfers to WFRMLS all right, title, and interest in and to any copyright rights and other intellectual property rights, and any actions and causes of action related to the foregoing, and any damages, profits and other recoveries related thereto, which Owner may have or acquire in and to the Listing and any and all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the property that are associated with the Listing and any changes thereto ("Listing Content").

Owner represents and warrants to WFRMLS that the information contained herein is correct and that the Listing, Listing Content, and the assignment of rights to WFRMLS set forth above does not violate or infringe upon the rights, including any intellectual property rights, of any person or entity. Owner agrees to indemnify and hold harmless WFRMLS against all damages, costs and liabilities, including reasonable attorney fees, arising from any claim that the Listing, Listing Content, or any portion thereof infringes the rights of any third party.

X

Owner's Signature



Date

X

Owner's Signature



Date