

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.(LC50-04-05)

**THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

Compensation charged by real estate brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY OR TRANSACTION-BROKERAGE.**

**EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT  
(FOR ALL TYPES OF PROPERTY)**

SELLER AGENCY       TRANSACTION-BROKERAGE

Date: \_\_\_\_\_

**1. AGREEMENT.** Seller and Brokerage Firm enter into this exclusive, irrevocable contract as of the date set forth above.

**2. BROKER AND BROKERAGE FIRM.**

**a. Multiple-Person Firm.** If this box is checked, the individual designated by Brokerage Firm to serve as the broker of Seller and to perform the services for Seller required by this contract is called Broker. If more than one individual is so designated, then references in this contract to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**b. One-Person Firm.** If this box is checked, Broker is a real estate brokerage firm with only one licensed natural person. References in this contract to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as the broker of Seller and perform the services for Seller required by this contract.

**3. DEFINED TERMS.**

**a. Seller:**

\_\_\_\_\_

**b. Brokerage Firm:** \_\_\_\_\_

**c. Broker:** \_\_\_\_\_

**d. Property.** The Property is the following legally described real estate:

\_\_\_\_\_ in the County of \_\_\_\_\_, Colorado,  
commonly known as No. \_\_\_\_\_

\_\_\_\_\_ Street Address City State Zip  
together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded.

PREPARED BY: Wally Velie, Associate Broker

No. LC50-04-05. EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT (All Types of Property) . Colorado Real Estate Commission

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53  
54 e. **Sale.** A Sale is the voluntary transfer or exchange of any interest in the Property or the voluntary creation  
55 of the obligation to convey any interest in the Property, including a contract or lease. It also includes an agreement to  
56 transfer any ownership interest in an entity which owns the Property.  
57

58 f. **Listing Period.** The Listing Period of this contract shall begin on \_\_\_\_\_, and shall  
59 continue through the earlier of (1) completion of the Sale of the Property or (2) \_\_\_\_\_. Broker shall  
60 continue to assist in the completion of any transaction for which compensation is payable to Brokerage Firm under §16 of  
61 this contract.  
62

63 g. **Applicability of Terms.** A check or similar mark in a box means that such provision is applicable.  
64 The abbreviation "N/A" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the  
65 latest date upon which the parties have signed this contract.  
66

67 **4. BROKERAGE SERVICES AND DUTIES.** Brokerage Firm, acting through Broker, shall provide brokerage  
68 services to Seller. The Broker, acting as either a Transaction-Broker or a Seller's Agent, shall perform the following  
69 **Uniform Duties** when working with Seller:  
70

- 71 a. Broker shall exercise reasonable skill and care for Seller, including, but not limited to the following:  
72 (1) Performing the terms of any written or oral agreement with Seller;  
73 (2) Presenting all offers to and from Seller in a timely manner regardless of whether the Property is  
74 subject to a contract for Sale;  
75 (3) Disclosing to Seller adverse material facts actually known by Broker;  
76 (4) Advising Seller regarding the transaction and to obtain expert advice as to material matters about  
77 which Broker knows but the specifics of which are beyond the expertise of Broker;  
78 (5) Accounting in a timely manner for all money and property received; and  
79 (6) Keeping Seller fully informed regarding the transaction.  
80

- 81 b. Broker shall not disclose the following information without the informed consent of Seller:  
82 (1) That Seller is willing to accept less than the asking price for the Property;  
83 (2) What the motivating factors are for Seller to sell the Property;  
84 (3) That Seller will agree to financing terms other than those offered;  
85 (4) Any material information about Seller unless disclosure is required by law or failure to disclose  
86 such information would constitute fraud or dishonest dealing; or  
87 (5) Any facts or suspicions regarding circumstances that could psychologically impact or stigmatize the  
88 Property.  
89

90 c. Seller consents to Broker's disclosure of Seller's confidential information to the supervising broker or  
91 designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose  
92 such information without consent of Seller, or use such information to the detriment of Seller.  
93

94 d. Brokerage Firm may have agreements with other sellers to market and sell their property. Broker may show  
95 alternative properties not owned by Seller to other prospective buyers and list competing properties for sale.  
96

97 e. Broker shall not be obligated to seek additional offers to purchase the Property while the Property is subject  
98 to a contract for Sale.  
99

100 f. Broker has no duty to conduct an independent inspection of the Property for the benefit of a buyer  
101 and has no duty to independently verify the accuracy or completeness of statements made by Seller or independent  
102 inspectors. Broker has no duty to conduct an independent investigation of a buyer's financial condition or to verify the  
103 accuracy or completeness of any statement made by a buyer.  
104

105 g. Seller shall not be liable for the acts of Broker unless such acts are approved, directed or ratified by the Seller.  
106

107 **5. ADDITIONAL DUTIES OF SELLER'S AGENT.**  
108

109 If the Seller Agency box at the top of Page 1 is checked, Broker is a limited agent of Seller (Seller's Agent), with the  
110 following additional duties:  
111

- 112 a. Promoting the interests of Seller with the utmost good faith, loyalty and fidelity.  
113  
114 b. Seeking a price and terms that are acceptable to Seller.

115  
116 c. Counseling Seller as to any material benefits or risks of a transaction that are actually known by Broker.  
117

118 **6. BROKERAGE RELATIONSHIP.**  
119

120 a. If the Seller Agency box at the top of page 1 is checked, Broker shall represent Seller as a Seller's Agent.  
121 If the Transaction-Brokerage box at the top of page 1 is checked, Broker shall act as a Transaction-Broker.  
122

123 b. **In-Company Transaction - Different Brokers.** When Seller and buyer in a transaction are working  
124 with different brokers, those brokers continue to conduct themselves consistent with the brokerage relationships they  
125 have established. Seller acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within  
126 Brokerage Firm working with a buyer.  
127

128 c. **In-Company Transactions - One Broker.** If Seller and buyer are both working with the same broker,  
129 Broker shall function as:

130  
131 (1) **SELLER'S AGENT.** If the Seller Agency box at the top of page 1 is checked, the parties agree the  
132 following applies:  
133

134 **Check One Box Only**

135  (a) **Seller Agency.** If this box is checked, Broker shall represent Seller as Seller's agent and shall treat the  
136 buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker  
137 shall disclose to such customer Broker's relationship with Seller.  
138

139  (b) **Seller Agency Unless Brokerage Relationship with Both.** If this box is checked, Broker shall  
140 represent Seller as Seller's Agent and shall treat the buyer as a customer, unless Broker currently has or enters into an  
141 agency or Transaction-Brokerage relationship with the buyer, in which case Broker shall act as a Transaction-Broker,  
142 performing the duties described in § 4 and facilitating sales transactions without being an advocate or agent for  
143 either party.  
144

145  
146 (2) **TRANSACTION-BROKER.** If the Transaction-Brokerage box at the top of page 1 is checked, or in  
147 the event neither box is checked, Broker shall work with Seller as a Transaction-Broker. If Seller and buyer are working  
148 with the same broker, Broker shall continue to function as a Transaction-Broker.  
149

150 **7. SELLER'S OBLIGATIONS TO BROKER.** Seller agrees to conduct all negotiations for the Sale of the Property  
151 only through Broker, and to refer to Broker all communications received in any form from real estate brokers,  
152 prospective buyers, tenants or any other source during the Listing Period of this contract. Seller represents that Seller  
153  **Is**  **Is Not** currently a party to any listing agreement with any other broker to sell the Property.  
154

155 **8. PRICE AND TERMS.**  
156

157 a. **Price:** U.S. \$ \_\_\_\_\_ .  
158

159 b. **Terms:**  **Cash**  **Conventional**  **FHA**  **VA**  
160  **Other:**  
161 \_\_\_\_\_

162  
163 c. **Loan Discount Points.**  
164 \_\_\_\_\_

165  
166 d. **Buyer's Closing Costs (FHA/VA).** Seller shall pay closing costs and fees that Buyer is not allowed to pay,  
167 in an amount not to exceed \$ \_\_\_\_\_ for only the following items: third party document preparation, tax  
168 service, tax certificate and  
169 \_\_\_\_\_

170  
171 e. **Earnest Money.** Minimum amount of earnest money deposit U.S. \$ \_\_\_\_\_  
172 in the form of \_\_\_\_\_ .  
173

174 f. **Seller Proceeds.** Seller will receive net proceeds of closing as indicated:  **Cashier's Check** at  
175 Seller's expense;  **Funds Electronically Transferred (Wire Transfer)** to an account specified by Seller, at

176 Seller's expense; or  **Closing Company's Trust Account Check.**

177

178 **g. Advisory-Tax Withholding.** The Internal Revenue Service and the Colorado Department of Revenue  
179 may require closing company to withhold a substantial portion of the proceeds of this Sale when Seller either  
180 (1) is a foreign person or (2) will not be a Colorado resident after closing. Seller should inquire of Seller's tax  
181 advisor to determine if withholding applies or if an exemption exists.

182

183 **9. DEPOSITS.** Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a  
184 proposed Sale contract. Brokerage Firm is authorized to deliver the earnest money deposit to the closing agent, if any, at or  
185 before the closing of the Sale contract.

186

187 **10. INCLUSIONS AND EXCLUSIONS.**

188

189 **a. Inclusions.** The Purchase Price includes the following items (Inclusions):

190

191 **(1) Fixtures.** If attached to the Property on the date of this contract, lighting, heating, plumbing,  
192 ventilating, and air conditioning fixtures, TV antennas, inside telephone wiring and connecting blocks/jacks, plants, mirrors,  
193 floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems  
194 (including accessories), garage door openers including \_\_\_\_\_ remote controls;

195

196 **(2) Personal Property.** If on the Property whether attached or not on the date of this  
197 contract: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain  
198 rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If  
199 checked, the following are included:  **Water Softeners**  **Smoke/Fire Detectors**  **Security Systems**  
200  **Satellite Systems** (including satellite dishes); and

201

202 The Personal Property to be conveyed at closing shall be conveyed, by Seller, free and clear of all taxes (except  
203 personal property taxes for the year of closing), liens and encumbrances, except

204

205 Conveyance shall be by bill of sale or other applicable legal instrument.

206

207 **(3) Trade Fixtures.** The following trade fixtures:

208

209 The Trade Fixtures to be conveyed at closing shall be conveyed, by Seller, free and clear of all taxes (except  
210 personal property taxes for the year of closing), liens and encumbrances, except

211

212 Conveyance shall be by bill of sale or other applicable legal instrument.

213

214 **(4) Parking and Storage Facilities.**  **Use Only**  **Ownership** of the following parking facilities:  
215 and the following storage facilities:

216

217

218 **(5) Water Rights.** The following legally described water rights:

219

220 Any water rights shall be conveyed by \_\_\_\_\_ deed or other applicable legal  
221 instrument. The Well Permit # is \_\_\_\_\_ .

222

223 **(6) Growing Crops:** The following growing crops:

224

225

226 **b. Exclusions.** The following are excluded:

227

228

229 **11. TITLE AND ENCUMBRANCES.** Seller represents to Broker that title to the Property is solely in Seller's  
230 name. Seller shall deliver to Broker true copies of all relevant title materials, leases, improvement location  
231 certificates and surveys in Seller's possession and shall disclose to Broker all easements, liens and other  
232 encumbrances, if any, on the Property, of which Seller has knowledge. Seller authorizes the holder of any obligation  
233 secured by an encumbrance on the Property to disclose to Broker the amount owing on said encumbrance and the terms  
234 thereof. In case of Sale, Seller agrees to convey, by a \_\_\_\_\_ deed, only that title Seller has  
235 in the Property. Property shall be conveyed free and clear of all taxes except the general taxes for the year of closing.

236 All monetary encumbrances (such as mortgages, deeds of trust, liens, financing statements) shall be paid by

237 Seller and released except as Seller and buyer may otherwise agree. Existing monetary encumbrances are as follows:

238  
239 The Property is subject to the following leases and tenancies:

240  
241 If the Property has been or will be subject to any governmental liens for special improvements installed at the  
242 time of signing a Sale contract, Seller shall be responsible for payment of same, unless otherwise agreed. Brokerage  
243 Firm may terminate this contract upon written notice to Seller that title is not satisfactory to Brokerage Firm.

244  
245 **12. EVIDENCE OF TITLE.** Seller agrees to furnish buyer, at Seller's expense, a current commitment and an owner's  
246 title insurance policy in an amount equal to the Purchase Price in the form specified in the Sale contract, or if this box is  
247 checked,  **An Abstract of Title** certified to a current date.

248  
249 **13. ASSOCIATION ASSESSMENTS.** Seller represents that the amount of the regular owners' association assessment  
250 is currently payable at \$ \_\_\_\_\_ per \_\_\_\_\_ and that there are no unpaid regular or special  
251 assessments against the Property except the current regular assessments and except

252  
253 Seller agrees to promptly request the owners' association to deliver to buyer before date of closing a current statement of  
254 assessments against the Property.

255  
256 **14. POSSESSION.** Possession of the Property shall be delivered to buyer as follows:

257  
258 subject to leases and tenancies as described in §11.

259  
260 **15. MATERIAL DEFECTS, DISCLOSURES AND INSPECTION.**

261  
262 **a. Broker's Obligations.** Colorado law requires a broker to disclose to any prospective buyer all adverse  
263 material facts actually known by such broker including but not limited to adverse material facts pertaining to the title to the  
264 Property and the physical condition of the Property, any material defects in the Property, and any environmental hazards  
265 affecting the Property which are required by law to be disclosed. These types of disclosures may include such matters as  
266 structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning  
267 variances. Seller agrees that any buyer may have the Property and Inclusions inspected and authorizes Broker to disclose  
268 any facts actually known by Broker about the Property.

269  
270 **b. Seller's Obligations.**

271  
272 **(1) Seller's Property Disclosure Form.** A seller is not required by law to provide a written disclosure  
273 of adverse matters regarding the Property. However, disclosure of known material latent (not obvious) defects is  
274 required by law. Seller  **Agrees**  **Does Not Agree** to provide a Seller's Property Disclosure form completed  
275 to the best of Seller's current, actual knowledge.

276  
277 **(2) Lead-Based Paint.** Unless exempt, if the improvements on the Property include one or more  
278 residential dwelling(s) for which a building permit was issued prior to January 1, 1978, a completed Lead-Based  
279 Paint Disclosure (Sales) form must be signed by Seller the real estate licensees, and given to any potential  
280 buyer in a timely manner.

281  
282  
283 **16. COMPENSATION TO BROKERAGE FIRM.** Seller agrees that any Brokerage Firm compensation that is  
284 conditioned upon the Sale of the Property shall be earned by Brokerage Firm as set forth herein without any discount or  
285 allowance for any efforts made by Seller or by any other person in connection with the Sale of the Property.

286  
287 **a. Amount.** In consideration of the services to be performed by Broker, Seller agrees to pay Brokerage Firm  
288 as follows:

289  
290 **(1) Sale Commission.** (a) \_\_\_\_\_ % of the gross sales price in U.S. dollars, or

291 (b) \_\_\_\_\_

292  
293 **(2) Lease Commission.** (a) \_\_\_\_\_ % of the gross rent under the lease in U.S. dollars,

294 or (b) \_\_\_\_\_

295  
296 **b. When Earned.** Such commission shall be earned upon the occurrence of any of the following:

297  
298 **(1)** Any Sale of the Property within the Listing Period by Seller, by Broker or by any other person;

300 (2) Broker finding a buyer who is ready, willing and able to complete the transaction as specified  
301 herein by Seller; or  
302

303 (3) Any Sale of the Property within \_\_\_\_\_ calendar days subsequent to the expiration  
304 of the Listing Period (Holdover Period) to anyone with whom Broker negotiated and whose name was submitted,  
305 in writing, to Seller by Broker during the Listing Period (including any extensions thereof). However, Seller  
306 shall owe no commission to Brokerage Firm under this subsection (3) if a commission is earned by another licensed real  
307 estate brokerage firm acting pursuant to an exclusive agreement entered into during the Holdover Period.  
308

309 **c. When Applicable and Payable.** The commission obligation shall apply to a Sale made during the Listing  
310 Period or any extension of such original or extended term. The commission described in subsection  
311 16a(1) shall be payable at the time of the closing of the Sale as contemplated by subsection 16b(1) or 16b(3),  
312 or upon fulfillment of subsection 16b(2) where either the offer made by such buyer is defeated by Seller or by the refusal or  
313 neglect of Seller to consummate the Sale as agreed upon.  
314

315 **d. Lease and Lease Option Commissions.** If the transaction consists of a lease or a lease and right to  
316 purchase the Property, the commission relating to the lease shall be as provided in subsection 16a(2), payable as follows:  
317 \_\_\_\_\_  
318

319 **e. Other Compensation.** \_\_\_\_\_  
320

321 **17. LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor the Brokerage Firm except as set  
322 forth in § 16 shall accept compensation from any other person or entity in connection with the Property without the written  
323 consent of Seller. Additionally, neither Broker nor the Brokerage Firm shall assess or receive mark-ups or other  
324 compensation for services performed by any third party or affiliated business entity unless Seller signs a separate written  
325 consent.  
326

327 **18. OTHER BROKERS' ASSISTANCE, MULTIPLE LISTING SERVICE AND MARKETING.** Seller has been  
328 advised by Broker of the advantages and disadvantages of various marketing methods, the use of multiple listing  
329 services and various methods of making the Property accessible by other brokerage firms (e.g., using lock boxes, by-  
330 appointment-only showings, etc.), and whether some methods may limit the ability of another broker to show the  
331 Property. After having been so advised, Seller has chosen the following (check all that apply):  
332

333 **a.** The Property  
334  **Shall**  **Shall Not** be submitted to one or more multiple listing services.  
335  **Shall**  **Shall Not** be submitted to one or more property information exchanges.  
336 Seller authorizes the use of electronic and all other marketing methods except:  
337 \_\_\_\_\_  
338

339 Seller further authorizes use of the data by multiple listing services and property information exchanges, if any.  
340 Access to the Property by other brokerage firms may be by:

341  **Lock Box**  
342  \_\_\_\_\_  
343 Other instructions:  
344 \_\_\_\_\_  
345

346 **b.** Broker shall seek assistance from, and Brokerage Firm offers compensation to, the following brokers outside  
347 of Brokerage Firm:

348  **Buyer Agents:** \_\_\_\_\_ % of the gross sales price in U.S. dollars.  
349  
350  **Transaction-Brokers:** \_\_\_\_\_ % of the gross sales price in U.S. dollars.  
351

352 **19. FORFEITURE OF PAYMENTS.** In the event of a forfeiture of payments made by a buyer, the sums received  
353 shall be divided between Brokerage Firm and Seller, one-half thereof to Brokerage Firm, but not to exceed the Brokerage  
354 Firm compensation agreed upon herein, and the balance to Seller. Any forfeiture of payment under this section shall not  
355 reduce any Brokerage Firm compensation under §16.  
356

357 **20. COST OF SERVICES AND REIMBURSEMENT.** Unless otherwise agreed upon in writing, Brokerage Firm shall  
358 bear all expenses incurred by Brokerage Firm, if any, to market the Property and to compensate cooperating brokerage firms,  
359 if any. Neither Broker nor Brokerage Firm shall obtain or order any other products or services unless Seller agrees in writing  
360 to pay for them promptly when due (examples: surveys, radon tests, soil tests, title reports, engineering studies). Unless

361 otherwise agreed, neither Broker nor Brokerage Firm shall be obligated to advance funds for the benefit of Seller in order  
362 to complete a closing. Seller shall reimburse Brokerage Firm for payments made by Brokerage Firm for such products or  
363 services authorized by Seller.

364  
365 **21. MAINTENANCE OF THE PROPERTY.** Neither Broker nor Brokerage Firm shall be responsible for maintenance  
366 of the Property nor shall they be liable for damage of any kind occurring to the Property, unless such damage shall be caused  
367 by their negligence or intentional misconduct.

368  
369 **22. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective buyer  
370 because of the race, creed, color, sex, marital status, national origin, familial status, physical or mental handicap, religion  
371 or ancestry of such person.

372  
373 **23. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Seller acknowledges that  
374 Broker has advised that this document has important legal consequences and has recommended consultation with legal and  
375 tax or other counsel before signing this contract.

376  
377 **24. MEDIATION.** If a dispute arises relating to this contract, prior to or after closing, and is not resolved, the  
378 parties shall first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties  
379 meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose  
380 binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint  
381 an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed,  
382 shall terminate in the event the entire dispute is not resolved within 30 calendar days of the date written notice requesting  
383 mediation is sent by one party to the other at the party's last known address.

384  
385 **25. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this contract, the arbitrator or court  
386 shall award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

387  
388 **26. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado  
389 Real Estate Commission.)

390  
391  
392 **27. ATTACHMENTS.** The following are a part of this contract:  
393  
394

395 **28. NOTICE, DELIVERY AND CHOICE OF LAW.**

396  
397 **a. Physical Delivery.** Except for the notice requesting mediation described in § 24 and except as provided in  
398 § 28b below, any notice to the other party to this contract must be in writing, and is effective upon receipt.

399  
400 **b. Electronic Delivery.** As an alternative to physical delivery, any signed document and written notice may  
401 be delivered in electronic form by the following indicated methods only:  
402  Facsimile  E-mail  None. Documents with original signatures shall be provided upon request of any party.

403  
404 **c. Choice of Law.** This contract and all disputes arising hereunder shall be governed by and construed in  
405 accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in  
406 this state for property located in Colorado.

407  
408 **29. MODIFICATION OF THIS LISTING CONTRACT.** No subsequent modification of any of the terms of this  
409 contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.

410  
411 **30. COUNTERPARTS.** If more than one person is named as a Seller herein, this contract may be executed  
412 by each Seller, separately, and when so executed, such copies taken together with one executed by Broker on behalf of  
413 Brokerage Firm shall be deemed to be a full and complete contract between the parties.

414  
415 **31. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any  
416 prior agreements, whether oral or written, have been merged and integrated into this contract.

417  
418 **32. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this contract signed by Broker, including all  
419 attachments.

420  
421 Brokerage Firm authorizes Broker to execute this contract on behalf of Brokerage Firm.  
422

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

423 Seller's Email Address \_\_\_\_\_

Brokerage Firm's Name

Raspberry Mountain Real Estate, Inc.  
19 Hwy 105  
P.O. Box 406  
Palmer Lake, CO 80133  
Phone: 719 234-1184, Fax: 719 234-1180

By: \_\_\_\_\_

Signature      wally velie

Date

424 Email Address \_\_\_\_\_

425

426 Broker's Name: \_\_\_\_\_

427 Address: \_\_\_\_\_

428 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

429 Email Address: \_\_\_\_\_

PREPARED BY: Wally Velie, Associate Broker

No. LC50-04-05. EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT (All Types of Property) . Colorado Real Estate Commission  
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