



RELEASE OF LISTING AGREEMENT

This has been prepared for submission to your attorney for review and approval prior to signing. No representation is made by licensee as to its sufficiency or tax consequences

This Release of Listing Agreement ("Release") is made by and between _____ ("Owner") and _____ ("Firm").

Effective on the date set forth below, Owner and Firm agree to rescind their agreement for the listing of the property commonly known as _____ (the "Property") dated _____ (the "Listing Agreement"), and each party releases the other from any further obligations arising under the Listing Agreement; provided, however, that Owner shall pay Firm the commission specified in the Listing Agreement if:

- (1) The Property is sold or leased under the terms of an agreement into which the Owner entered during what would otherwise have been the term of the Listing Agreement; or
- (2) The Property is sold or leased after what would have been the term of the Listing Agreement but within six (6) months after the date of this Release to a person or entity that (a) submitted an offer to purchase or lease the Property during the term of the Listing Agreement and appears on a registration list provided by Firm or (b) is an "Affiliate" of a person or entity that submitted an offer or that appears on the registration list.

Firm shall submit a registration list to Owner within 15 days of the effective date of this Release and shall only include on the registration list persons or entities to whose attention the Property was brought through the signs, advertising or other action of Firm or who received information secured directly or indirectly from or through Firm during the term of the Listing Agreement. Owner shall provide the registration list to any other firms that assist the Owner with the sale or lease of the Property. "Affiliate" means, with respect to any person or entity that submitted an offer during the term of the Listing Agreement or that appears on the registration list, any party which has more than a 10% ownership or voting interest in such an entity or any party in which more than 10% of the ownership or voting interests are owned or controlled by such a person or entity.

Effective Release Date: _____

OWNER

Owner/Authorized Signature
Name: _____
Title: _____

Owner/Authorized Signature
Name: _____
Title: _____

FIRM

_____ Firm (Company)
Authorized Signature
Name: _____
Title: _____