

Commercial Equity Partners, LLC
P.O. Box 540073
Orlando FL 32854
PHONE 407-745-3320
FAX 407-428-2001

Exclusive Listing Agreement

The undersigned Owner/Tenant hereby appoints Commercial Equity Partners, LLC (CEP) as its sole broker and grants (CEP) the exclusive right to sale/lease the real property located at: _____.

- 1) **Commencement:** The Term of this Agreement begins _____.
- 2) **Owner Referrals:** Owner shall refer all inquiries and offerings received by Owner on this property and all negotiations will be conducted solely by **Commercial Equity Partners, LLC**, and/or its agents, subject to Owner's review and final approval.
- 3) **Property Information:** **Commercial Equity Partners, LLC** agrees to carefully inspect the property and secure complete information regarding it. Owner represents that it has no knowledge of toxic, contaminated or hazardous substances, or defective conditions, at the Property except as Owner has informed **Commercial Equity Partners, LLC** in writing. Owner authorizes **Commercial Equity Partners, LLC** to transmit such information to prospective tenants.
- 4) **Authority:** Owner represents that it is the Owner of the Property and/or has the full right, power and authority to execute this Agreement and to consummate a transaction as provided herein, and to perform Owner's obligations hereunder. The individuals signing this Agreement represent that they are authorized signatories.
- 5) **Advertising:** Owner grants (CEP) permission to advertise and to place signage on the property at (CEP) expense. Any additional advertising will be done at Owner's expense.
- 6) **Commission:** Owner shall pay Commercial Equity Partners, LLC a commission in accordance with the following rates:
Lease: Six percent (6%) of the aggregate gross rental. Seven percent (7%) if a participating outside Broker, duly authorized to represent the tenant/buyer, participates then the commission referenced shall be divided equitably. Commission shall be paid upon execution, payable ½ upon the execution and ½ upon occupancy or commencement, whichever occurs first.
Sale: Six (6%) of the gross net value of the property. This commission shall be earned in full upon closing.

7. **Non-Discrimination:** It is unlawful for either Owner or (“CEP”) to discriminate against any persons because of their race, color, religion, national origin, sex, handicap or family status.

By: _____ Date: _____

Print Name

Address:

E-Mail:
