

LIMITED AUTHORIZATION TO SELL AGREEMENT

LA, _____ 20_____
The undersigned Owner hereby grants to **TOP AGENT REALTY, INC.** hereinafter referred to as "Agent", the sole and exclusive right to sell the following described Property: _____
Subdivision _____; City _____; Parish _____
Louisiana, Zip _____; including: _____
excluding: _____
On grounds measuring about _____
as per title, for _____ (_____)
DOLLARS cash, or on the following terms: _____
_____ or for any other price, or upon any other terms, as may hereafter be agreed upon.

Owner agrees to pay agents commission of _____ (_____) on the gross amount of any agreement to sell, exchange or option that may be negotiated during the existence of this agreement with whom said property has been quoted during the term of this agreement. The Closing Notary is authorized to deduct and disburse commission at Act of Sale. The commission is earned when such an agreement is signed by all parties resulting in a valid and binding agreement to purchase. Said commission is also earned upon obtaining an offer to purchase at the listed price and terms with reasonable time for act of sale and occupancy. Agent is authorized to accept from Purchase, or his representative, a non-interest bearing deposit represented by cash and/or a real estate deposit note, and to place the cash portion of this deposit in a federally insured banking or savings institution selected by the Agent pending settlement. Agent shall have no responsibility in case of failure or suspension of said banking or savings institution. In the event of a dispute between the Owner and Purchaser, Owner understands and agrees that Agent cannot disburse the deposit without the mutual written consent of the Purchaser and Owner, or judicial order of the Louisiana Real Estate Commission.

In case of employment of counsel to enforce this agreement, Owner will pay all costs and reasonable attorney's fees incurred by Agent. In further consideration of the efforts and expenditures by Agent, Owner shall indemnify Agent against all liability, loss and expense, including reasonable attorney's fees and court cost, that Agent may incur as a result of any claim or suit against Agent by any person for personal injury or property damage sustained by such person while on or about the herein above described premises, due to the condition of said premises or Owner's negligence. This Limited Authorization to Sell Agreement shall remain in full force and effect for a period of _____ from date of acceptance by Agent. Upon acceptance, Agent shall calculate expiration date and notify owner. If an Agreement to Purchase is executed, during the term of this Limited Listing Agreement the parties agree to extend the effective period of this Agreement to include the closing date as provided for in the Agreement to Purchase, or any extensions thereof.

This Limited Authorization to Sell Agreement permits **TOP AGENT REALTY, INC.** to offer the property for sale to the following parties: _____

This Agreement is not a general authorization to sell giving **TOP AGENT REALTY, INC.** exclusive right to sell the property to anyone else other than the above named Purchaser(s). Owner reserves the right to sell the property to any other party or through any other agent any time at his discretion.

In the event the property is exclusively listed with **TOP AGENT REALTY, INC.**, this Agreement shall be superseded by such Exclusive Right to Sell Agreement. In the event the property is listed with any other broker, the Owner will notify **TOP AGENT REALTY, INC.** and agree to exclude the above named parties for the term of this Agreement.

Agent is authorized to post a Sale Pending sign on the property upon a contract being fully executed by all parties and advertise the property as sold upon Act of Sale.

Notwithstanding the provisions of Civil Code Articles 2985 through 3034 or any other provisions of law, a licensee engaged in any real estate transaction shall be considered to be representing the person with whom he is working as a Designated Agent unless there is a written agreement between the Broker and the person providing that there is a different relationship or the licensee is performing only ministerial acts on behalf of the person.

**OWNERS SHALL COMPLETE THE PROPERTY DISCLOSURE (ADDENDUM) FORM.
OWNERS SHALL COMPLETE THE LEAD BASED PAINT DISCLOSURE FORM IF PROPERTY WAS BUILT PRIOR TO 1978.
OWNERS SHALL REVIEW AND SIGN REAL ESTATE AGENCY DISCLOSURE PAMPHLET.**

WE DO BUSINESS IN ACCORDANCE WITH FEDERAL FAIR HOUSING LAWS.

The commission reflected in this Agreement has been negotiated only by the parties to the Agreement.

X _____
Owner's Signature Owner's Name (Type or Print)

X _____
Owner's Signature Owner's Name (Type or Print)

Mailing Address City/ State Zip Phone

Agent: _____ Date Accepted: _____ Expiration Date: _____