

**Exclusive Brokerage Listing Agreement**

1 This Exclusive Brokerage Listing Agreement ("Agreement") is between  
 2 \* EDDY LEYBA, SARAH TRUST & LEYBA EDDY TR LEYBA SARAH K TR ("Seller")  
 3 \* and LUXE Properties, LLC ("Broker").

4 1. **Authority to Sell Property:** Seller gives Broker the right to be the EXCLUSIVE BROKER in the sale of the real  
 5 and personal property (collectively "Property") described below, at the price and terms described below, beginning  
 6 \* February 14, 2022 and terminating at 11:59 p.m. on August 12, 2022 ("Termination Date"). Seller  
 7 reserves the right to sell the Property directly to a buyer without the assistance of any real estate licensee and, if  
 8 successful, does not owe Broker a commission. Upon full execution of a contract for sale and purchase of the  
 9 Property, all rights and obligations of this Agreement will automatically extend through the date of the actual  
 10 closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee a sale. This  
 11 Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national  
 12 origin, or any other factor protected by federal, state, or local law. Seller certifies and represents that she/he/it is  
 13 legally entitled to convey the Property and all improvements.

14 2. **Description of Property:**

15 \* (a) **Street Address:** 23265 Carolwood Ln # 202, Boca Raton, FL 33428-2109

16  
 17 \* Legal Description: PINES OF BOCA BARWOOD II CONDOMINIUM UNIT 10202

18 \* ☐ See Attachment

19 \* (b) **Personal Property, including appliances:**

20 \* ☐ See Attachment

21 (c) **Occupancy:**

22 \* Property ☐ is ☒ is not currently occupied by a tenant. If occupied, the lease term expires \_\_\_\_\_.

23 3. **Price and Terms:** The property is offered for sale on the following terms or on other terms acceptable to Seller:

24 \* (a) **Price:** \$ 295,000.00

25 \* (b) **Financing Terms:** ☐ Cash ☒ Conventional ☐ VA ☐ FHA ☐ Other (specify) \_\_\_\_\_

26 \* ☐ **Seller Financing:** Seller will hold a purchase money mortgage in the amount of \$ \_\_\_\_\_  
 27 \* with the following terms:

28 \* ☐ **Assumption of Existing Mortgage:** Buyer may assume existing mortgage for \$ \_\_\_\_\_ plus  
 29 \* an assumption fee of \$ \_\_\_\_\_. The mortgage is for a term of \_\_\_\_\_ years beginning in  
 30 \* \_\_\_\_\_, at an interest rate of \_\_\_\_\_ % ☐ fixed ☐ variable (describe) \_\_\_\_\_.

31 \* Lender approval of assumption ☐ is required ☐ is not required ☐ unknown. **Notice to Seller:** (1) You may  
 32 remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your  
 33 lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required  
 34 escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing.  
 35 (2) Extensive regulations affect Seller financed transactions. It is beyond the scope of a real estate licensee's  
 36 authority to determine whether the terms of your Seller financing agreement comply with all applicable laws or  
 37 whether you must be registered and/or licensed as a loan originator before offering Seller financing. You are  
 38 advised to consult with a legal or mortgage professional to make this determination.

39 \* (c) **Seller Expenses:** Seller will pay mortgage discount or other closing costs not to exceed \_\_\_\_\_ % of the  
 40 purchase price and any other expenses Seller agrees to pay in connection with a transaction.

41 4. **Broker Obligations:** Broker agrees to make diligent and continued efforts to sell the Property in accordance with  
 42 this Agreement until a sales contract is pending on the Property.

43 5. **Multiple Listing Service:** Placing the Property in a multiple listing service (the "MLS") is beneficial to Seller  
 44 because the Property will be exposed to a large number of potential buyers. As a MLS participant, Broker is  
 45 obligated to enter the Property into the MLS within one (1) business day of marketing the Property to the public  
 46 (see Paragraph 6(a)) or as necessary to comply with local MLS rule(s). This listing will be published accordingly in  
 47 the MLS unless Seller directs Broker otherwise in writing. (See paragraph 6(b)(i)). Seller authorizes Broker to  
 48 report to the MLS this listing information and price, terms, and financing information on any resulting sale for use

Seller ( EDDY LEYBA ) and Broker/Sales Associate ( BLANCA GUEVARA ) ( EBLA-10 ) acknowledge receipt of a copy of this page, which is Page 1 of 4.  
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by authorized Board / Association members and MLS participants and subscribers unless Seller directs Broker otherwise in writing.

**6. Broker Authority: Seller authorizes Broker to:**

**(a) Market the Property to the Public (unless limited in Paragraph 6(b)(i) below):**

**(i) Public marketing includes, but is not limited to, flyers, yard signs, digital marketing on public facing websites, brokerage website displays (i.e. IDX or VOW), email blasts, multi-brokerage listing sharing networks and applications available to the general public.**

**(ii) Public marketing also includes marketing the Property to real estate agents outside Broker's office.**

**(iii) Place appropriate transaction signs on the Property, except if Paragraph 6(b)(i) is checked below.**

**(iv) Use Seller's name in connection with marketing or advertising the Property.**

☐ Display the Property on the Internet except the street address.

**(b) Not Publicly Market to the Public/Seller Opt-Out:**

**(i.)** ☐ Seller does not authorize Broker to display the Property on the MLS.

**(ii.) Seller understands and acknowledges that if Seller checks option 6(b)(i), a For Sale sign will not be placed upon the Property and**

**(iii.) Seller understands and acknowledges that if Seller checks option 6(b)(i), Broker will be limited to marketing the Property only to agents within Broker's office.**

**/ Initials of Seller**

**(c) Obtain information relating to the present mortgage(s) on the Property.**

**(d) Provide objective comparative market analysis information to potential buyers.**

**(e) (Check if applicable)** ☐ Use a lock box system to show and access the Property. A lock box does not ensure the Property's security. Seller is advised to secure or remove valuables. Seller agrees that the lock box is for Seller's benefit and releases Broker, persons working through Broker and Broker's local Realtor Board / Association from all liability and responsibility in connection with any damage or loss that occurs.

☐ Withhold verbal offers. ☐ Withhold all offers once Seller accepts a sales contract for the Property.

**(f) Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or reviews and comments about a property may be displayed in conjunction with a property on some VOWs. Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or comments and reviews about this Property.

☐ Seller does not authorize an automated estimate of the market value of the listing (or hyperlink to such estimate) to be displayed in immediate conjunction with the listing of this Property.

☐ Seller does not authorize third parties to write comments or reviews about the listing of the Property (or display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

**7. Seller Obligations: In consideration of Broker's obligations, Seller agrees to:**

**(a) Cooperate with Broker in carrying out the purpose of this Agreement, including referring immediately to Broker all inquiries from real estate licensees regarding the Property's transfer, whether by purchase or any other means of transfer.**

**(b) Recognize Broker may be subject to additional MLS obligations and potential penalties for failure to comply with them.**

**(c) Provide Broker with keys to the Property and make the Property available for Broker to show during reasonable times.**

**(d) Inform Broker before leasing, mortgaging, or otherwise encumbering the Property and immediately upon entering into a sales contract with a buyer procured by Seller.**

**(e) Indemnify Broker and hold Broker harmless from losses, damages, costs, and expenses of any nature, including attorney's fees, and from liability to any person, that Broker incurs because of (1) Seller's negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; (3) the existence of undisclosed material facts about the Property. This clause will survive Broker's performance and the transfer of title.**

**(f) Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).**

**(g) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily observable or known by the buyer. Seller certifies and represents that Seller knows of no such material facts (local government building code violations, unobservable defects, etc.) other than the following:**

**Seller will immediately inform Broker of any material facts that arise after signing this Agreement.**

Seller (\_\_\_\_\_) and Broker/Sales Associate (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 4.

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(h) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements, and other specialized advice.

8. **Compensation:** Seller will compensate Broker as specified below for procuring a buyer who is ready, willing, and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to Seller. Seller will pay Broker as follows (plus applicable sales tax):

(a) 5.000 % of the total purchase price plus \$ \_\_\_\_\_ OR \$ \_\_\_\_\_, no later than the date of closing specified in the sales contract. However, closing is not a prerequisite for Broker's fee being earned.

(b) \_\_\_\_\_ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is exercised, Seller will pay Broker the Paragraph 8(a) fee, less the amount Broker received under this subparagraph.

(c) \_\_\_\_\_ (\$ or %) of gross lease value as a leasing fee, on the date Seller enters into a lease or agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a contract granting an exclusive right to lease the Property.

(d) Broker's fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, with the assistance of any real estate licensee. (2) If Seller refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to cancel an executed sales contract. (3) If, within \_\_\_\_\_ days after Termination Date ("Protection Period"), Seller transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom Broker or any other real estate licensee communicated regarding the Property before Termination Date. However, no fee will be due Broker if the Property is relisted after Termination Date and sold through another broker.

(e) **Retained Deposits:** As consideration for Broker's services, Broker is entitled to receive \_\_\_\_\_ % (50% if left blank) of all deposits that Seller retains as liquidated damages for a buyer's default in a transaction, not to exceed the Paragraph 8(a) fee.

9. **Cooperation with and Compensation to Other Brokers: Notice to Seller:** The buyer's broker, even if compensated by Seller or Broker, may represent the interests of the buyer. Broker's office policy is to cooperate with all other brokers except when not in Seller's best interest and to offer compensation in the amount of ☒ 2.500 % of the purchase price or \$ \_\_\_\_\_ to a single agent for the buyer; ☐ 2.500 % of the purchase price or \$ \_\_\_\_\_ to a transaction broker for the buyer; and ☒ 2.500 % of the purchase price or \$ \_\_\_\_\_ to a broker who has no brokerage relationship with the buyer. ☐ None of the above. (If this is checked, the Property cannot be placed in the MLS.)

10. **Brokerage Relationship: (check whichever applies)** Broker will ☐ act as a transaction broker, ☐ act as a single agent of Seller, ☐ act as a single agent of Seller with consent to transition to transaction broker, or ☐ have no brokerage relationship with Seller.

11. **Conditional Termination:** At Seller's request, Broker may agree to conditionally terminate this Agreement. If Broker agrees to conditional termination, Seller must sign a withdrawal agreement, reimburse Broker for all direct expenses incurred in marketing the Property, and pay a cancellation fee of \$ \_\_\_\_\_ plus applicable sales tax. Broker may void the conditional termination, and Seller will pay the fee stated in Paragraph 8(a) less the cancellation fee if Seller transfers or contracts to transfer the Property or any interest in the Property during the time period from the date of conditional termination to Termination Date and Protection Period, if applicable.

12. **Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting mediation under the rules of the American Mediation Association or other mediator agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows: **Arbitration:** By initialing in the space provided, Seller (\_\_\_\_) (\_\_\_\_), Sales Associate (\_\_\_\_), and Broker (\_\_\_\_) agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and will equally split the arbitrator's fees and administrative fees of arbitration.

13. **Miscellaneous:** This Agreement is binding on Seller's and Broker's heirs, personal representatives, administrators, successors, and assigns. Broker may assign this Agreement to another listing office. This Agreement is the entire agreement between Seller and Broker. No prior or present agreements or representations

Seller (\_\_\_\_) (\_\_\_\_) and Broker/Sales Associate (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 4.

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162 will be binding on Seller or Broker unless included in this Agreement. Electronic signatures are acceptable and  
 163 \* will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals.  
 164 The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees, and other categories  
 165 of potential or actual transferees.

166 \* 14. Additional Terms: \_\_\_\_\_  
 167 \_\_\_\_\_  
 168 \_\_\_\_\_  
 169 \_\_\_\_\_  
 170 \_\_\_\_\_  
 171 \_\_\_\_\_

172 \* Seller's Signature:  Date: 02/12/2021

~~EDDY LEYBA~~ Alberto Leyba

173 \* Home Telephone: \_\_\_\_\_ Work Telephone: \_\_\_\_\_ Facsimile: \_\_\_\_\_

174 \* Address: \_\_\_\_\_

175 \* Email Address: \_\_\_\_\_

176 \* Seller's Signature:  Date: 2-12-2021

~~SARAH TRUST~~ EDDY TR LEYBA SARAH K TR

177 \* Home Telephone: \_\_\_\_\_ Work Telephone: \_\_\_\_\_ Facsimile: \_\_\_\_\_

178 \* Address: \_\_\_\_\_

179 \* Email Address: \_\_\_\_\_

180 \* Authorized Sales Associate or Broker: \_\_\_\_\_ Date: \_\_\_\_\_



Bianca Guevara

181 \* Brokerage Firm Name: LUXE Properties, LLC Telephone: (786)632-2640

182 \* Address: 55 Merrick Way, Coral Gables, FL 33134

183 \* Copy returned to Seller on \_\_\_\_\_ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

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