

Type **ER**

**EXCLUSIVE RIGHT TO SELL/RENT
LISTING CONTRACT LEGAL LANGUAGE**

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. NO REPRESENTATION IS MADE AS TO THE LEGAL OR TAX CONSEQUENCES OF THIS CONTRACT. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

1 EXCLUSIVE RIGHT TO SELL AND/OR RENT. In consideration of the acceptance by the undersigned licensed Arizona real estate broker ("Broker") of the terms of this Listing Contract and Broker's promise to endeavor to effect a;
☒ sale, ☐ rental, ☐ sale and/or rental, of the property described below ("Premises"), I or we, as owner(s) ("Owner"), employ and grant Broker the exclusive and irrevocable right commencing on **February 2**, 2019, and expiring at 11:59 p.m. **July 31**, 2019, to sell, rent, exchange, or option the Premises described in Paragraph 3.

NOTE: Owner acknowledges that signing more than one Exclusive Right to Sell/Rent or other form of listing contract for the same term could expose the Owner to liability for additional commissions.

2. PRICE. The listing price shall be **Sale \$ 525,000.00** **Rental \$** per month, plus (in the case of a rental) all applicable lease or rental (transaction privilege) taxes, to be paid as described in the Owner's Profile Sheet ("Data Entry Form"), or such other price and terms as are accepted by Owner.

3. THE PREMISES.

a. Location Information.

Street Address: **4301 E Osborn Rd**

Assessor's # **127-12-005**

City/Town: **Scottsdale**

County: **Maricopa**

State: **AZ**

Country:

Zip Code: **85018**

Legal Description: **LOT 5 DENNIS MANOR MCR 006031**

b. Fixtures and Personal Property. Except as excluded in Section 3(c) below, any sale or rental of the Premises shall include all existing fixtures on the Premises, any existing personal property specified in Section 3(c) below, and all of the following items of personal property, to the extent located on the Premises:

- built in appliances
- ceiling fans and remote controls
- central vacuum hoses, and attachments
- draperies/other window coverings
- fireplace equipment (affixed)
- floor coverings (affixed)
- free standing range/oven
- garage door opener(s) and remote control(s)

- light fixtures
- mailbox
- media antennas/satellite dishes
- outdoor fountains and lighting
- outdoor landscaping (i.e. - shrubbery, trees and unpotted plants)
- shutters and awnings
- speakers (flush-mounted)
- storage sheds

- storm windows and doors
- stoves: gas-log, pellet, or wood-burning
- timers (affixed)
- towel, curtain/drapery rods
- wall mounted TV brackets and hardware (excluding TVs)
- water-misting systems
- window and door screens, sun shades
- security and/or fire systems and/or alarms
- water purification systems
- water softeners

If owned by Owner, the following items also are included in the sale of this listing:

- affixed alternate power systems serving the Premises (i.e. - solar)
- in-ground pool and spa/hot tub equipment and covers (including any mechanical or other cleaning systems)

c. Appliances and Additional Existing Personal Property. The Premises shall include the following appliances which are presently located in or upon the Premises:

☐ Refrigerator ☐ Washer ☐ Dryer ☐ Above Ground Spa/Hot Tub ☐ Above Ground Pool ☐ Other (describe below)

Description of above items:

Additional items of personal property included in sale: Refrigerator in laundry room included. Cushions on breakfast nook in kitchen included.

Fixtures and leased items NOT included in sale: Master bedroom bidet attachment. Curtains and curtain rod/assembly in master bedroom. Arlo camera system, cameras, and all associated accessories.

Leased items INCLUDED in sale:

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Owner's Initials **SV**

For Broker's office use only:

Broker's File/Lot No. Date: For Use with Data Entry Forms 1, 2, 3

