

**ALLIANCE**

**TERMINATION OF EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT**

1 \_\_\_\_\_ (“Seller”) and \_\_\_\_\_ (“Brokerage Firm”)  
 2 (Brokerage Firm, its brokers, agents and employees are referred to collectively as “Broker”) executed that certain  
 3 Exclusive Right to Sell Listing Agreement dated \_\_\_\_\_ (the “Agreement”), for the Property  
 4 commonly known as \_\_\_\_\_, with a  
 5 Term expiring on \_\_\_\_\_. Except as otherwise defined in this Termination, terms defined in  
 6 the Agreement and used herein shall have the meaning assigned to them in the Agreement.

7 1. The parties agree to terminate the Agreement as of the Effective Date of this Termination; provided, however, Seller  
 8 shall remain obligated to pay Broker \_\_\_\_\_ % of the selling price or \$ \_\_\_\_\_ (the “Fee”) if the Property  
 9 is sold, leased, exchanged, conveyed, or otherwise transferred to an Identified Buyer within \_\_\_\_\_ days after the  
 10 Effective Date of this Termination (the “Protection Period”). An “Identified Buyer” is any person or entity with whom  
 11 Broker has provided information, shown, exchanged correspondence, negotiated or exposed the Property and whose  
 12 name is listed below. Notwithstanding the foregoing, Seller shall not be obligated to pay the Fee if Seller and another  
 13 licensed real estate broker execute a valid exclusive listing agreement during the Protection Period and the sale,  
 14 lease, exchange, conveyance or transfer of the Property is made during the Protection Period.

15 Identified Buyer(s) is/are the following:  
 16  
 17  
 18

19 2. Seller fully and unconditionally releases Broker from any liability arising from the Agreement.

20 3. Additional Terms:  
 21  
 22  
 23

24 The parties have executed this Termination as of the date on which the last party to this Termination signs and dates the  
 25 Termination below (the “Effective Date”).

26 _____	_____	_____	_____
27 Seller	Date	Agent	Date
28 _____	_____	_____	_____
29 _____	_____	_____	_____
30 Seller	Date	Broker	Date
31 _____	_____	_____	_____
32 Seller's Address	_____	Brokerage Firm	_____
33 _____	_____	_____	_____
34 Home Phone	Cell Phone	Brokerage Firm's Address	_____
35 _____	_____	_____	_____
36 Seller's e-mail	Office Phone	Agent's Phone	_____
37 _____	_____	_____	_____
38 _____	_____	Agent's e-mail	_____

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