

Schedule A
Listing Agreement
Authority to Offer for Sale

This Schedule is attached to and forms part of the Listing Agreement Authority to Offer for Sale (Agreement) between:

BROKERAGE: PPS REALTY, and

SELLER:

for the property known as

..... dated the day of, 20.....

COMMISSION: PPS Realty the "Brokerage" and the "Seller" agree on the following Commission options:

1- Selling & Buying: In the event Seller decided to sell and buy through the Brokerage as back to back transaction, the Seller agrees to the followings:
- Pay flat listing fee of \$100+ HST plus,
- Pay Commission amount equal to 2.5% + HST of the final selling price to the co-operating brokerage if others, or pay Commission amount equal to 2.5% + HST of the final selling price only if the listing brokerage brings own buyer customer "multiple representation".
- Seller enter into a Buyer Representation Agreement with the Brokerage for period of 3 months in order to buy a new property, and the Brokerage agrees to pay \$2000 rebate from the commission received from the new property listing brokerage/ seller after closing as soon as the commission cheques is received.

2- Selling Only: In the event Seller decided to sell only and don't buy a new property through the Brokerage, the Seller agrees to:
- Pay Commission amount equal to 1.0% + HST of the final selling price to the Brokerage, plus,
- Pay Commission amount equal to 2.5% + HST of the final selling price to the co-operating brokerage if others, or pay Commission amount equal to 2.5% + HST of the final selling price only if the listing brokerage brings own buyer customer "multiple representation".

- The Brokerage will provide the following marketing services on Brokerage costs in order to facilitate the Property to sell on best efforts:
 - 1- MLS Listing: TREB MLS Listing.
 - 2- Photographing: Professional real estate photographing, 360 panorama (if possible) and Virtual Tour.
 - 3- Digital Marketing: Facebook campaign during the listing period (\$100 budget)
 - 4- Partial Staging: Home staging consultation limited to removal and storage of bulky items.
 - 5- Open House: Conduct two open houses if required at Seller's direction.
 - 6- Marketing Materials: Print listing Sheets, put MLS data stand, and remove shoes sign.
 - 7- Appointment Management: Set up automated appointment management system (24/7 call center) to handle incoming calls and obtain access to the Property from the Seller by (call, email, text).
 - 8- Others: Place a lock box for easy showing at the facility where ever is allowed by the building management.
 - 9- Consultation: Unlimited real estate consultation by the listing Broker/ Salesperson assigned by the Brokerage.

This form must be initialed by all parties to the Agreement.

INITIALS OF BROKERAGE: 

INITIALS OF SELLER(S): 