



Last year, the Arizona REALTORS® released to the Multiple Listing Srvices (MLSs) in Arizona standardized Residential Listing Agreements for each of the MLSs to use if they so choose. Following the release of the Residential Listing Agreements, a request was submitted to the Arizona REALTORS® Risk Management Committee for the Arizona REALTORS® to additionally draft Vacant Land/Lot Listing Agreements for release to the MLSs for their consideration.

As a result of that request, by way of a Workgroup chaired by Beth Adams[1], the Arizona REALTORS® drafted the following NEW forms: (1) Vacant Land/Lot Listing Contract Exclusive Right to Sell/Lease; and (2) Vacant Land/Lot Listing Contract Exclusive Agency (collectively "Listing Agreements).

The Listing Agreements were provided to each MLS on February 1, 2022. Like the Residential Listing Agreements, the MLSs use of the forms is not mandatory, meaning each MLS can decide for itself if and when to adopt the forms. Please, therefore, contact your MLS to confirm whether it has elected to adopt the new forms.

[1] Beth Adams would like to thank the valuable contributions made by the following members of the Workgroup: Jan Leighton, Lori Doerfler, Lisa Paffrath, Clark Jones, Bill Johnson, Rick Sack, Andrew Castillo, Paul Kriewall, Dan Arnold, Travis Bard, and Elise Harron. The Workgroup was assisted by Arizona REALTORS® staff members Nikki Salgat, Jan Steward, and Jamilla Brandt.

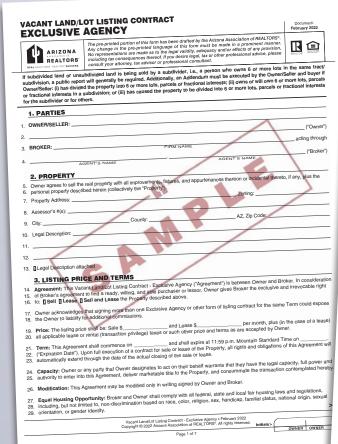
This article is of a general nature and reflects only the opinion of the author at the time it was drafted. It is not intended as definitive legal advice, and you should not act upon it without seeking independent legal counsel

## **ABOUT THE AUTHOR**



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_	ARIZONA ADJANTENIA OF REALTORS REAL SOLUTIONS, REALTOR'S ENGAGES.	RIGHT TO SELL/LEASE  The pre-printed portion of this form has been drived by the Arizona Association of REALTORS: Any change in the pre-printed language of the form must be made in a prominent manner. Any change in the pre-printed language of the form must be made in a prominent manner. Any change in the pre-printed language of the form must be made in a prominent manner. Any change in the pre-printed language of the form of the professional advine, please in countil join without, but advise, the safety of the professional advine, please in the professional countil provide interior, but advisor or professional countils.	RI
	If subdivided land or unsu subdivision, a public report Owner/Seller: (i) has divided or fractional interests in a s for the subdivider or for othe	bidivided land is being sold by a subdivided, i.e. a person who owns 6 or more lots will generally be required. Additionally, an Addendum must be secured by the Owns of more lots the properly into 6 or more lots, parcels or reactional interests; (6) owns or will own 6 or more lots, parcels or reactional interests; (6) owns or will own 6 or more lots, parcels or reactional interests; (6) owns or will own 6 or more lots, parcels or reactional interests; (6) owns or will own 6 or more lots, parcels or reactional interests; (6) owns or will own 6 or more lots, parcels or the color of the	in the same
	1. PARTIES	parcels or I	ractional inte
1.	OWNER/SELLER:		
	BROKER:		("Owr
4.		FIRM NAME	acting thro
	2. PROPERTY	NT'S NAME AGENT'S NAME	("Brok
5. 6	Owner agrees to sell the real	Property with all improvements, fixtures, and appurtenances thereon or incidental thereto, if a herein (collectively the 'Property').	
7.	Property Address:	herein (collectively the "Property").	any, plus the
	Assessor's #(s):	Zoning:	7
	City:	County:	7.0
10. I	Legal Description:	AZ, Zip Code:	
11			
2			
з. п	Legal Description attached		
. 3	B. LISTING PRICE AI	ND TERMS	
+ д 5. In	greement: This Vacant Land	JLOT Listing Contract - Exclusive Right to Sell/Lease ("Agreement") is between Owner and receive multiple and service in the s	
irr	revocable right to: [] Sell [] L	1 Lot Listing Contract - Exclusive Right to Sell/Lease ("Agreement") is between Owner and preement to find a ready, willing, and able purchaser or lessor, Owner gives Broker the exclusion [I Sell and Lease the Property described above.	Broker.
. 0	wner acknowledges that sign	ing more than one Exclusive Right to Sell/Lease or other form of listing contract for the sa julid for additional commissions.	lusive and
	ould expose the Owner to liab	oility for additional commissions.	me Term
Te		: Sale \$ and Lease \$ per month, plus (in the case of a saction privilege) taxes or such other price and terms as are accepted by Owner.	lease) all
("E	rm: This Agreement shall co	mmence on and shall expire at 11:50 = = M.	
aut	tomatically extend through the	mmence onand shall expire at 11:59 p.m. Mountain Standard Time on ecution of a contract for sale or lease of the Property, all rights and obligations of this Agra e date of the actual closing of the sale or lease.	
auti	hority to enter into this Agree	hat Owner designates to act on their behalf warrants that they have the legal capacity, full ment, deliver marketable title to the Property, and consummate the transaction contempla may be modified only in writing clearly	power and
	unication: This Agreement n	nay be modified only in writing	ted hereby.
incl:	all Housing Opportunity: B	roker and Owner shall comply with all fodoral at the state of the stat	
	ntation, or gender identity.	roker and Owner shall comply with all federal, state and local fair housing laws and regula discrimination based on race, color, religion, sex, handicap, familial status, national origin,	tions,
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