

VACANT LAND/LOT LISTING CONTRACT EXCLUSIVE RIGHT TO SELL/LEASE

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If subdivided land or unsubdivided land is being sold by a subdivider, i.e., a person who owns 6 or more lots in the same tract/subdivision, a public report will generally be required. Additionally, an Addendum must be executed by the Owner/Seller and buyer if Owner/Seller: (i) has divided the property into 6 or more lots, parcels or fractional interests; (ii) owns or will own 6 or more lots, parcels or fractional interests in a subdivision; or (iii) has caused the property to be divided into 6 or more lots, parcels or fractional interests for the subdivider or for others.

1. PARTIES

1. OWNER/SELLER: _____
2. _____ ("Owner")
3. BROKER: _____ acting through _____
4. _____, _____ ("Listing Broker")
AGENT'S NAME FIRM NAME AGENT'S NAME

2. PROPERTY

5. Owner agrees to sell the real property with all improvements, fixtures, and appurtenances thereon or incidental thereto, if any, plus the personal property described herein (collectively the "Property").
6. Property Address: _____ Zoning: _____
7. Assessor's #(s): _____
8. City: _____ County: _____ AZ, Zip Code: _____
9. Legal Description: _____
10. _____
11. _____
12. _____
13. Legal Description attached

3. LISTING PRICE AND TERMS

14. **Agreement:** This Vacant Land/Lot Listing Contract - Exclusive Right to Sell/Lease ("Agreement") is between Owner and Listing Broker. In consideration of Listing Broker's agreement to find a ready, willing, and able buyer or lessor, Owner gives Listing Broker the exclusive and irrevocable right to: Sell Lease Sell and Lease the Property described above.
15. Owner acknowledges that signing more than one Exclusive Agency or other form of listing contract for the same Term could expose the Owner to liability for additional compensation.
16. **Price:** The listing price shall be: Sale \$ _____ and Lease \$ _____ per month, plus (in the case of a lease) all applicable lease or rental (transaction privilege) taxes or such other price and terms as are accepted by Owner.
17. **Term:** This Agreement shall commence on _____ and shall expire at 11:59 p.m. Mountain Standard Time on _____ ("Expiration Date"). Upon full execution of a contract for sale or lease of the Property, all rights and obligations of this Agreement will automatically extend through the date of the actual closing of the sale or lease.
18. **Capacity:** Owner or any party that Owner designates to act on their behalf warrants that they have the legal capacity, full power and authority to enter into this Agreement, deliver marketable title to the Property, and consummate the transaction contemplated hereby.
19. **Modification:** This Agreement may be modified only in writing signed by Owner and Listing Broker.

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28. **Equal Housing Opportunity:** Listing Broker and Owner shall comply with all federal, state and local fair housing laws
 29. and regulations, including, but not limited to, non-discrimination based on race, color, religion, sex, handicap, familial
 30. status, national origin, sexual orientation, or gender identity.

4. COMPENSATION

31. **LISTING BROKER COMPENSATION IS NOT SET BY LAW, NOR BY ANY BOARD, ASSOCIATION OF**
 32. **REALTORS®, MULTIPLE LISTING SERVICE OR IN ANY MANNER OTHER THAN AS FULLY NEGOTIATED**
 33. **BETWEEN LISTING BROKER AND OWNER IN THIS AGREEMENT. SHOULD THE OWNER CHOOSE TO OFFER**
 34. **COMPENSATION TO A BUYER BROKER OR TENANT BROKER, THE OFFERED AMOUNT IS ALSO FULLY**
 35. **NEGOTIABLE AND AGREED UPON AFTER DISCUSSION WITH THE LISTING BROKER.**

36. (OWNER'S INITIALS REQUIRED) _____

37. **All funds are to be in U.S. currency.**

38. Owner agrees to compensate Listing Broker and other broker(s), if any, as follows:

39. (Check if applicable) **Retainer:** Owner agrees to pay Listing Broker a non-refundable retainer fee in the amount of
 40. \$ _____, within five (5) days or _____ days of execution of this Agreement, which is earned when
 41. paid, for initial consultation, research and other services. This fee **shall** **shall not** be credited against the Listing
 42. Broker compensation.

43. **Listing Broker Compensation:** If Listing Broker produces a ready, willing and able buyer or tenant in accordance
 44. with this Agreement, or if a sale or rental of the Property is made by Owner or through any other broker, or
 45. otherwise, during the Term of this Agreement, Owner agrees to pay Listing Broker compensation of:

46. **Sale:** _____ % of the full purchase price **OR** \$ _____ .

47. **Additional Listing Broker Compensation:**

48. **Unrepresented Buyer:** Owner agrees to pay Listing Broker additional compensation of _____ % of the
 49. full purchase price **OR** \$ _____ if the buyer of the Property is not represented by a buyer broker.

50. **Buyer Broker:** Owner **DOES** **DOES NOT** authorize Listing Broker to communicate Owner's willingness to
 51. potentially compensate a prospective buyer broker depending on the terms of the purchase offer. Requests for
 52. compensation should be set forth in the prospective buyer's offer to purchase the Property.

53. Owner acknowledges that buyer broker represents the interest of the buyer(s), and not the interest of Owner, in a transaction
 54. unless the agent(s) of Listing Broker represent both Owner and buyer under Limited Representation as described in Section 6.
 55. Owner also acknowledges that buyer broker may credit part, or all, of their compensation to the buyer.

56. **Rental:** _____ % of the gross rental amount as calculated for the entire term of the initial lease, **OR**
 57. \$ _____, upon execution of lease agreement.

58. **Additional Listing Broker Compensation:**

59. **Unrepresented Tenant:** Owner agrees to pay Listing Broker additional compensation of _____ % of the
 60. gross rental amount as calculated for the entire term of the initial lease **OR** \$ _____ if the tenant of the Property
 61. is not represented by a tenant broker.

62. **Tenant Broker:** Owner **DOES** **DOES NOT** authorize Listing Broker to communicate Owner's willingness to poten-
 63. tially compensate a prospective tenant broker depending on the terms of the lease offer. Requests for compensation
 64. should be set forth in the prospective tenant's offer to lease the Property.

65. Owner acknowledges that tenant broker represents the interest of the tenant(s), and not the interest of Owner, in a transaction
 66. unless the agent(s) of Listing Broker represent both Owner and tenant under Limited Representation as described in Section 6.
 67. Owner also acknowledges that tenant broker may credit part, or all, of their compensation to the tenant.

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- 68. **Lease Renewal or Extension:** Regardless of whether this Agreement has expired, Owner agrees to pay Listing
- 69. Broker compensation of _____ % of the gross rental amount **OR** \$ _____ within (five) 5-days of
- 70. rental renewal or extension.

- 71. **Purchase by Tenant:** If during the terms of any rental of the Property, including any renewals or holdovers, or
- 72. within _____ days after the lease termination, any tenant, or heirs, executors, or assigns shall buy the Property
- 73. from Owner, the sale compensation described in Section 4 shall be deemed earned by and payable to Listing Broker.

- 74. **Broker (Dispute):** In the event a dispute arises between Listing Broker and any other broker(s) regarding payment of
- 75. compensation, Owner shall not revoke or seek to amend compensation previously offered. Any compensation dispute
- 76. between Brokers shall be resolved after the close of escrow in accordance with the REALTORS® Dispute Resolution
- 77. System, or as otherwise agreed.

- 78. **Withdrawn/Cancelled Listings:** The same amount of sale or lease compensation shall be due and payable to Listing
- 79. Broker if, without the consent of Listing Broker, the Property is withdrawn from this Agreement, otherwise withdrawn
- 80. from sale or lease, or is rented, transferred, or conveyed by Owner through any other broker or otherwise.

- 81. **Payment from Escrow or Rent:** Owner instructs the escrow company, if any, to pay all compensation due to
- 82. Listing Broker by check, wire transfer, or certified funds as a condition to closing or upon cancellation of escrow, and
- 83. irrevocably assigns to Listing Broker, to the extent necessary, money payable to Owner at the closing or cancellation
- 84. of escrow. Listing Broker is authorized to deduct compensation owed to Listing Broker from any rent or other monies
- 85. received by Listing Broker on Owner's behalf.

- 86. **After Expiration:** After the expiration of this Agreement, the same compensation, as appropriate, shall be payable if
- 87. a sale or lease is made by Owner to any person to whom the Property has been shown or with whom Owner or any
- 88. broker has negotiated concerning the Property during the term of this Agreement: (i) within _____ days
- 89. after the expiration of this Agreement, unless the Property has been listed on an exclusive basis with another broker;
- 90. (ii) during the pendency, including the closing, of any purchase contract or escrow relating to the Property that was
- 91. executed or opened during the term of this Agreement; or (iii) as contemplated by Section 4.

- 92. **Failure to Complete:** If completion of a sale or lease is prevented by default of Owner, or with the consent of Owner,
- 93. the entire sale or lease compensation, as appropriate, shall be paid to Listing Broker by Owner. If any earnest deposit
- 94. is forfeited for any other reason, Owner shall pay a brokerage fee equal to the lesser of one-half of the earnest deposit
- 95. or the full amount of the compensation.

- 96. **Construction:** To the maximum extent permitted by applicable law, this Agreement shall be construed as limiting
- 97. applicable provisions of law relating to when compensation is earned or payable. In the event of any express
- 98. disagreement between any provision of this Agreement and the requirements of applicable law, the applicable
- 99. provision of this Agreement shall be deemed as modified to the minimum extent necessary to ensure compliance
- 100. with applicable law.

5. FIXTURES & PERSONAL PROPERTY

- 101. **Fixtures and Personal Property:** For purposes of this Agreement, fixtures shall mean property attached/affixed to
- 102. the Property. Owner agrees that all existing: fixtures on the Property, personal property specified herein, and means to
- 103. operate fixtures and property (i.e., remote controls) shall convey in this sale or lease. Including the following:

- 104. • cattle guards
- 105. • domestic water system
- 106. • electrical (including pedestal)
- 107. • fencing
- 108. • gate openers and controls
- 109. • gates
- 110. • irrigation systems
- 111. • mailbox

- outdoor landscaping (i.e. – shrub- bery, trees and unpotted plants)
- plumbing
- pumps
- septic system
- solar system/panels
- storage sheds

- timers
- underground tanks
- utility meters (including gas and water)
- water tanks
- windmills

- 112. Additional items of personal property which may be included in the sale or lease: _____
- 113. _____
- 114. Other leased or lien items not included in the sale or lease: _____
- 115. _____

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116. Fixtures not included in the sale or lease: _____
117. _____

6. AGENCY

118. **Owner Representation:** Listing Broker shall represent Owner in any resulting transaction during the term of this
119. Agreement, except as specified in Section 4. Unless otherwise agreed, Listing Broker acts as Owner's agent only and
120. has the duties of loyalty, obedience, disclosure, confidentiality, and accounting (Fiduciary Duties) as well as other duties
121. imposed by the Arizona Department of Real Estate. Owner acknowledges that Listing Broker may show prospective
122. buyers the Property and this shall not constitute a conflict of interest.

123. **Conduct of Brokers:** Regardless of whom they represent, all brokers have the obligation to: (i) treat all parties to a
124. transaction fairly; (ii) disclose, in writing, all facts known to the licensee that may materially and adversely affect the
125. consideration to be paid for the Property; and (iii) disclose that Owner or buyer(s) may be unable to perform. REALTORS®
126. are further obligated by the National Association of REALTORS® Code of Ethics to treat all parties honestly.

127. **Limited Representation:** A limited agency may occur when Listing Broker procures a buyer(s) for the Property. In this
128. situation, the same real estate company may represent the Owner's interest and the buyer(s) interest but not to the
129. detriment of the other party. Listing Broker can legally represent both parties with the knowledge and written consent of
130. both parties.

131. **What Listing Broker Cannot Disclose to Clients Under Limited Representation:** (i) confidential information the Listing
132. Broker may know about a client, without the client's express consent; (ii) the price or terms the Owner will take other
133. than the Price without permission of the Owner; (iii) the price or terms the buyer(s) is willing to pay without permission
134. of the buyer(s); (iv) a recommended or suggested price or terms the buyer(s) should offer; and (v) a recommended or
135. suggested price or terms the Owner should counter with or accept.

136. **Competing Owners:** Owner understands that Listing Broker may have or obtain listings on other properties, and that
137. potential buyer(s) may consider, make offers on, or purchase through Listing Broker, property the same as or similar to
138. Owner's Property. Owner consents to Listing Broker's representation of Owners and buyer(s) of other properties before,
139. during, and upon expiration of this Agreement.

7. BROKER AUTHORITY

140. **Listing Broker's Role:** Listing Broker is not responsible for the custody or condition of the Property or its management
141. (except under separate contract), upkeep, or repair.

142. **Advertising:** Owner agrees not to advertise or market the Property in any manner without the prior written permission
143. of Broker.

144. **Multiple Listing Service (MLS):** Listing Broker is authorized to provide any and all information regarding the Property to
145. any MLS of which Listing Broker is a participant and to publish and disseminate such information in print or electronic form
146. to MLS participants and the general public, including dissemination of the information through Internet Data Exchanges
147. (IDX) and Virtual Office Websites (VOWs). Listing Broker is authorized to report the sale or lease of the Property and its
148. price, terms and financing for dissemination through the MLS to MLS participants and the general public.

149. All terms of the transaction, including sales price and financing, if applicable: (i) will be provided to the MLS(s); and (ii)
150. may be provided to the MLS even if the Property is not listed with the MLS(s).

151. **Signs:** Listing Broker IS IS NOT allowed to place Listing Broker's "For Sale" sign or "For Rent" sign in conjunction
152. with any customary sign rider on the Property, and in the event of a sale, a "Sold" or "Pending" sign, or lease, a "Rented"
153. sign (at Listing Broker's discretion) on the Property. Owner acknowledges that any public marketing of the Property will
154. require submission to the MLS within one business day.

155. **Photos/Video:** Owner DOES DOES NOT authorize Listing Broker to place photos, video images/virtual tours of
156. the Property on the internet and other electronic and on-line media platforms. If authorized by Owner to do so, such
157. marketing will be performed at the sole discretion of Listing Broker. Owner is cautioned to protect items in view.

158. Owner acknowledges that once images are placed on the internet, neither Listing Broker nor Owner has control over
159. who can view such images and what use viewers may make of the images, or how long such images may remain
160. available on the internet. Owner further assigns any rights in all images, if owned, to the Listing Broker and agrees that
161. such images are the property of Listing Broker and that Listing Broker may use such images for advertising, including

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162. post sale and for Listing Broker's business in the future.
163. **Lockbox/Keysafe:** Listing Broker IS IS NOT authorized to install a lockbox/keysafe. A lockbox/keysafe is
 164. designed to hold a key to the Property to permit access to the Property by Listing Broker, Cooperating Brokers, MLS
 165. participants, their authorized licensees and representatives, authorized inspectors, and prospective buyers. Listing
 166. Broker, Cooperating Brokers, MLS and Associations/Boards of REALTORS® are not insurers against injury, theft, loss,
 167. vandalism or damage attributed to the use of a lockbox/keysafe.
168. **Offers:** Listing Broker IS IS NOT authorized to disclose the existence of offers. Listing Broker IS IS NOT
 169. authorized to disclose the terms of offers with other offerors which may include the price and terms for a sale or lease.
170. **Subsequent Purchase or Lease Offers:** Listing Broker acknowledges that Owner has the right to accept subsequent
 171. offers until the close of escrow in the case of a sale or until possession by a lessor of the Property in the case of a lease.
 172. Owner understands that any subsequent offers accepted by Owner must be backup offers, namely, contingent on the
 173. cancellation or other nullification of any contracts arising from the acceptance of earlier offers.
174. Broker may (Check if applicable) **Accept backup offers** **Withhold verbal offers** **Withhold all offers** once
 175. Owner accepts a purchase or lease contract for the Property.
176. Listing Broker will change or maintain the correct MLS Listing status in accordance with the MLS Rules and Regulations
 177. and any associated policies.
178. **Cancellation:** Listing Broker reserves the right to cancel this Agreement unilaterally for cause, which shall include, but
 179. is not limited to, Listing Broker's good faith belief that any service requested of Listing Broker or any action undertaken
 180. by anyone other than Listing Broker is (or could be determined to be) in violation of any applicable law.

8. OWNER OBLIGATIONS

181. **Property Access:** Owner shall provide access to the Property at reasonable times and upon reasonable notice to allow for
 182. showing the Property to prospective buyers and Cooperating Brokers.
183. **Security, Insurance, Showings, Audio and Video:** Broker(s) is not responsible for loss of or damage to personal or real
 184. property or person, whether attributable to use of a lockbox/keysafe, a showing of the Property, or otherwise. Third parties,
 185. including, but not limited to, appraisers, inspectors, brokers and prospective buyers, may have access to, and take videos
 186. and photographs of the Property. Owner agrees: (i) to take reasonable precautions to safeguard and protect valuables
 187. that might be accessible during showings of the Property; and (ii) to obtain insurance to protect against these risks. Broker
 188. does not maintain insurance for the Owner's benefit. Persons visiting the Property may not be aware that they could be
 189. recorded by audio or visual devices installed by Owner (such as "nanny cams" and hidden security cameras).
190. Owner is advised to post notice disclosing the existence of security devices on the Property, if any.
191. **Adverse Information:** Owner has disclosed to Listing Broker all material latent defects and information concerning
 192. the Property known to Owner, including all material information relating to: (i) connection to a public sewer system,
 193. septic tank or other sanitation system; (ii) the existence of any tax, judgment or other type of lien; (iii) past or present
 194. infestation by or treatment for wood-destroying pests or organisms; and (iv) past or present repair of the Property for
 195. damage resulting from wood destroying pests or organisms.
196. During the term of this Agreement, Owner agrees to continue disclosing to Listing Broker all additional information of
 197. the type required by the preceding sentence promptly after Owner becomes aware of any such information by updating
 198. the Vacant Land/Lot Seller's Property Disclosure Statement or other written notice.
199. **Public Report:** If the Property is located in a subdivision:
 200. A. Have you and/or any entity in which you have a financial interest ever owned six or more lots in this subdivision? Yes No
 201. B. If Yes to A, Owner has applied for and been issued an approved Public Report Yes No
202. **Disclosures:** Owner shall provide Listing Broker with accurate information about the Property. Owner acknowledges
 203. that Arizona law requires Owner to disclose material (important) facts about the Property, even if Owner is not asked
 204. by the buyer(s) or a real estate agent. Owner agrees to provide the following disclosures, if applicable:
205. **1. Affidavit of Disclosure:** If the Property is located in an unincorporated area of the county, and five (5) or fewer parcels
 206. of property other than subdivided property are being transferred, Owner shall deliver a completed Affidavit of Disclosure
 207. in the form required by law to buyer within five (5) days after contract acceptance.

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- 208. **2. Domestic Water Well/Water Use Addendum Seller’s Property Disclosure Statement:** If the Property is served by a
209. domestic water well, Owner shall deliver a completed SPDS to buyer within five (5) days after contract acceptance.
- 210. **3. Shared Well Agreement:** If the Property is served by a shared well, Owner shall deliver a copy of the shared well
211. agreement to buyer within five (5) days after contract acceptance.
- 212. **4. Environmental Disclosure:** Owner shall disclose any and all information wherein Owner has caused or permitted the
213. generation, storage, treatment, release or disposal of any hazardous waste or regulated substances at the Property.
- 214. **5. Foreign Investment in Real Property Tax Act certificate:** The Foreign Investment in Real Property Tax Act (“FIRPTA”) is
215. applicable if Owner is a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate
216. (“Foreign Person”). Owner agrees to complete, sign, and deliver to Escrow Company a certificate indicating whether Owner
217. is a Foreign Person. FIRPTA requires that a foreign seller may have federal income taxes up to 15% of the purchase price
218. withheld, unless an exception applies. Owner is responsible for obtaining independent legal and tax advice.
- 219. **6. H.O.A. Condominium / Planned Community Addendum:** If the Property is in a residential HOA/Condominium or
220. Planned Unit Development, Owner shall complete and return to Listing Broker page 1 of the HOA Addendum.
- 221. **7. Architectural Design Guidelines:** If the Property is subject to Architectural Design Guidelines, Owner shall deliver a
222. copy to buyer.
- 223. **8. Road and/or Gate Maintenance Agreement:** Owner shall provide to buyer, within five (5) days after contract
224. acceptance, a copy of any known road and/or gate maintenance agreement affecting the Property.
- 225. **9. Survey:** Owner shall deliver a copy of any and all survey(s) relating to the Property in Owner’s possession to buyer.
- 226. **10. Site Soil Evaluation:** If Owner has a site soil evaluation that is acceptable to the county the Property is located in,
227. Owner shall provide a copy to the buyer.
- 228. **11. Vacant Land/Lot Lease Agreement (Lease):** If the Property is to be sold while subject to a Lease, Owner shall provide
229. a copy of the Lease to the Listing Broker.
- 230. **12. Vacant Land/Lot Seller’s Property Disclosure Statement (VLSPDS):** The VLSPDS is designed to protect the Owner
231. by disclosing pertinent information regarding the Property. Owner shall complete and return the SPDS to Listing Broker.
- 232. **13. Agricultural Foreign Investment Disclosure Act:** Owner and buyer shall comply with the Agricultural Foreign Investment
233. Disclosure Act and make the required disclosures to the U.S. Department of Agriculture.
- 234. **Recommendations:** If Listing Broker recommends a builder, contractor, escrow company, title company, pest control
235. service, appraiser, lender, inspection company or warranty company or any other person or entity to Owner for any
236. purpose, such recommendations shall be independently investigated and evaluated by Owner, who hereby acknowledges
237. that any decision to enter into any contractual arrangement with any such person or entity recommended by Listing
238. Broker will be based solely upon such independent investigation and evaluation. Owner understands that said contractual
239. arrangement may result in Compensation or fee to Listing Broker. Owner agrees it will not allow mechanic’s liens to be
240. recorded against the Property during the term of this Agreement or at any time prior to close of escrow.
- 241. **Indemnification:** Owner hereby expressly releases, holds harmless and indemnifies Listing Broker, all Boards or
242. Associations of REALTORS®, MLS, and all other brokers from any and all liability, damages, and responsibility
243. regarding damage or loss arising from any misrepresentation or breach of warranty by Owner in this Agreement, any
244. incorrect information supplied by Owner and any facts concerning the Property not disclosed or withheld by Owner,
245. including without limitation, any facts known to Owner relating to Adverse Information or latent defects, or any injury or
246. damage to persons or property in connection with the marketing or showing of the Property.

247. **(OWNER’S INITIALS REQUIRED)** _____

9. REMEDIES

- 248. **Alternative Dispute Resolution:** Owner and Listing Broker (“Parties”) agree to mediate any dispute or claim arising
249. out of or relating to this Agreement. All mediation costs shall be paid equally by the Parties. In the event that mediation
250. does not resolve all disputes or claims, the unresolved disputes or claims shall be submitted for binding arbitration. In
251. such event, the Parties shall agree upon an arbitrator and cooperate in the scheduling of an arbitration hearing. If the
252. Parties are unable to agree on an arbitrator, the dispute shall be submitted to the American Arbitration Association
253. (“AAA”) in accordance with the AAA Arbitration Rules for the Real Estate Industry. The decision of the arbitrator

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254. shall be final and nonappealable. Judgment on the award rendered by the arbitrator may be entered in any court of
255. competent jurisdiction. Notwithstanding the foregoing, either Party may opt out of binding arbitration within thirty (30)
256. days after the conclusion of the mediation conference by notice to the other and in such event either Party shall have
257. the right to resort to court action.

258. The Parties agree that any and all disputes or claims will be brought in the Parties' individual capacity, and not as a plaintiff
259. or class member in any purported class, collective, representative, or other consolidated proceeding. The Parties hereby
260. waive their right to commence, become a party to or remain a participant in any group, representative, class collective or
261. hybrid class/collective action in any proceeding and the arbitrator shall not preside over any form of a group, representative
262. or class collective proceeding.

263. **(OWNER'S INITIALS REQUIRED)** _____

264. **Attorney Fees and Costs:** The prevailing Party in any dispute or claim arising out of or relating to this Agreement shall
265. be awarded their reasonable attorney fees and costs. Costs shall include, without limitation: expert witness fees, fees paid
266. to investigators, and arbitration costs.

10. ADDITIONAL TERMS AND CONDITIONS

267. _____
268. _____
269. _____
270. _____
271. _____
272. _____
273. _____
274. _____
275. _____
276. _____
277. _____
278. _____
279. _____
280. _____
281. _____

282. **Assignment:** Neither Listing Broker nor Owner may assign any rights or obligations pursuant to this Agreement without
283. the prior written consent of the other, and any attempted assignment without consent shall be void and of no effect.

284. **Arizona Law:** This Agreement shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.

285. **Notice:** Unless otherwise provided, delivery of all notices and documentation required or permitted shall be in writing
286. addressed to Owner or Listing Broker as indicated in Sections 11 and 12 and deemed delivered and received when:
287. (i) hand-delivered; (ii) sent via facsimile transmission; (iii) sent via electronic mail, if email addresses are provided
288. herein; (iv) sent by recognized overnight courier service, or (v) sent by U.S. mail, in which case the Notice shall be
289. deemed received when actually received or five (5) days after the notice is mailed, whichever occurs first.

290. **Days:** All references to days shall be deemed to be calendar days unless otherwise provided.

291. **Copies and Counterparts:** This Agreement may be executed by facsimile or other electronic means and in any
292. number of counterparts. A fully executed facsimile or electronic copy of the Agreement shall be treated as an original
293. Agreement.

294. **Entire Agreement:** This Agreement and any addenda and attachments shall constitute the entire Agreement between
295. Owner and Listing Broker and shall supersede any other written or oral agreements. Invalidity or unenforceability of one

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296. or more provisions of this Agreement shall not affect any other provisions of this Agreement. The failure to initial any
297. page of this Agreement shall not affect the validity or terms of this Agreement.

298. **Acceptance:** The undersigned agree to the terms and conditions set forth herein and acknowledge receipt of a copy of this Agreement.

11. OWNER

299. _____ MO/DA/YR _____ MO/DA/YR
^ OWNER OR AUTHORIZED REPRESENTATIVE'S SIGNATURE ^ OWNER OR AUTHORIZED REPRESENTATIVE'S SIGNATURE

300. _____
^ OWNER OR AUTHORIZED REPRESENTATIVE'S PRINTED NAME ^ OWNER OR AUTHORIZED REPRESENTATIVE'S PRINTED NAME

301. _____
^ ADDRESS ^ ADDRESS

302. _____
^ CITY, STATE, ZIP CODE ^ CITY, STATE, ZIP CODE

303. _____
^ TELEPHONE ^ TELEPHONE

304. _____
^ EMAIL ^ EMAIL

12. LISTING BROKER

305. Agent is a member of the _____ Association/Board of REALTORS® and
306. subscribes to the REALTOR® Code of Ethics.

307. _____ MO/DA/YR _____ MO/DA/YR
^ AGENT'S SIGNATURE ^ AGENT'S SIGNATURE

308. _____
^ AGENT'S PRINTED NAME ^ AGENT'S PRINTED NAME

309. _____
^ PRINT FIRM NAME ^ PRINT FIRM NAME

310. _____
^ TELEPHONE ^ TELEPHONE

311. _____
^ EMAIL ^ EMAIL

For Broker Use Only:
Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR

Initials>

OWNER	OWNER