



PAREB-CEBU REALTORS BOARD, INC

Cebu Chamber of Commerce & Industry
2nd Flr., CCCI Center, cor. 11th & 13th Ave., NRA, Cebu City
Tel. No. 2323940 ; Telefax No. 2323959



FORM 1

MULTIPLE LISTING SERVICES

MULTIPLE LISTING AGREEMENT

Date _____

1. In consideration of your agreement to use your professional efforts to find a purchaser for that property situated in _____, described as follows:

LEGAL DESCRIPTION:

LOCATION OF THE PROPERTY: _____

DESCRIPTION: Block No. _____ Lot No. _____ TCT No. _____

Area of the Property: _____ Square Meters more or less

Improvements: _____

INCLUDED IN SALE: _____

STREET ADDRESS: _____

and to brochure such property to other Realtors through the services of the CEREB Multiple Listing Services, in accordance with its Rules, the undersigned owner/owners hereby give you for a period of _____ from this date the sole right and authority to find a purchaser for said property at the following price and terms acceptable to the undersigned owner/owners, to wit:

SALES PRICE: _____ Documentary Stamps to be affixed in the Deed of Absolute Sale. Notarial fee and estate tax up to the time of sale shall be paid by the undersigned. Capital Gain Tax should be in the account of the _____.

TERMS: _____

2. Upon finding a purchaser for said property, the undersigned owner/owners agree to enter into a written contract with purchaser on a form the same as or similar to the CEREB Board of Realtors standard Purchase and Sales Contract.
3. For finding a purchaser ready, willing and able to purchase the above property, the undersigned owner/owners jointly and severally agree to pay you a brokerage fee of _____% of the total contract price of the said property, said fee to be paid you whether the purchaser is found by you or by the undersigned owner/owners or by other person, at the price or upon the terms set forth above, or at any price or terms acceptable to the undersigned, or if the undersigned agree to sell or exchange said property within _____ next after the termination of this agency to a purchaser to whom you or any cooperating broker submitted said property for sale during the continuance of said agency. In any exchange of this property, permission is given to you, by the undersigned owner/owners, to represent and receive brokerage fees.
4. If the property involved is available for leasing, the undersigned owner/owners agree that all negotiations for leasing will be made by and through the listing Realtor. The undersigned owner/owners further agree in negotiating any lease to utilize the Realtors Standard Receipt for Deposit and Contract to Lease or a similar form which will be signed by the undersigned owner/owners and the lessee. The undersigned owner/owners further to pay a brokerage fee of _____ for the leasing transactions



PAREB-CEBU REALTORS BOARD, INC

Cebu Chamber of Commerce & Industry
2nd Flr., CCCI Center, cor. 11th & 13th Ave., NRA, Cebu City
Tel. No. 2323940 ; Telefax No. 2323959



Page 2 of 2

5. In consideration of this Multiple Listing, the undersigned agrees:
 - (A) to carefully inspect said property and secure adequate information regarding it.
 - (B) To advertise said property as he deems advisable.
 - (C) On cooperative sales with participating members of the Multiple Listing Service, the listing member shall retain _____% of the brokerage fee; the balance shall be paid to the selling office.
 - (D) To permit the undersigned owner/owners to cancel this listing prior to the termination date as set forth above by payment to the undersigned Realtor of one-half of the agreed brokerage fee. That notwithstanding the expiration of this authority you shall be entitled to your commission in case your buyer or buyers whom you registered with us buys the above property.

6. In consideration of the above, the undersigned owner/owners agree:
 - (A) To immediately refer to you for attention all inquiries relative to said property.
 - (B) To make said property available for showing at reasonable hours.
 - (C) To close and/or give occupancy within _____ from date of execution of Purchase and Sales Contract.
 - (D) To furnish a complete Abstract of Title to the property brought to the date showing a marketable and insurable title thereto. Upon finding a purchaser for the property, the usual customary practice for the examination, curing title and for closing the transaction shall apply. We agree to execute and deliver to the purchaser a good sufficient warranty deed with dower rights, if any, released, free and clear of all liens and encumbrances except those which the purchaser shall assume as part of the purchase price and which are specifically detailed above.
 - (E) We further grant the herein named broker the sole right, for the duration of this agreement, to install and display a real estate sign on our herein described property in keeping with all Metro and City Ordinances currently in effect.

7. As our Realtor, you or any cooperating Realtor are authorized to act as escrow agent at such time as a Purchase and Sales Contract is drawn.

8. It is hereby certified that we are the owner/owners of the property described above.

WITNESSES:

Sole Owner() Joint Owner ()

Signature over printed name

Accepted by:

By: _____
As Realtor

CEREB MLS

Original copy to Realtor

Duplicate copy must be mailed to the CEREB Multi listing Services w/n 24 hrs.

Triplicate copy must be delivered to seller w/n 24 hrs.