



**Aronov Realty Brokerage, Inc.**

3500 Eastern Boulevard  
Post Office Box 235000  
Montgomery, Alabama 36123-5000  
334-277-1000

**STATE OF ALABAMA  
COUNTY OF MONTGOMERY**

**EXCLUSIVE RIGHT TO SELL & LEASE**

Aronov Realty Brokerage, Inc. is hereby given EXCLUSIVE AUTHORIZATION AND RIGHT to act as sole exclusive agent in selling or leasing the real property situated in: \_\_\_\_\_

Located on \_\_\_\_\_

Consisting of: \_\_\_\_\_

At the sales price of \_\_\_\_\_ Dollars (\$) or at the annual rental of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) or at such price and terms as shall be acceptable to Owner

and to accept a deposit thereon.

Subject to the following terms and conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Said exclusive agreement commences this date and terminates at midnight. \_\_\_\_\_

Owner agrees to pay Aronov Realty Brokerage, Inc. as compensation for services rendered a fee of \_\_\_\_\_ Percent ( \_\_\_ %) of the monthly rental plus the first month's rent or \_\_\_\_\_ percent ( \_\_\_ %) of the selling price, except if a sale is co-brokered the commission shall be \_\_\_\_\_ percent ( \_\_\_ %) of the selling price, IF:

1. Aronov Realty Brokerage, Inc. procures a purchaser or tenant during the term hereof on the terms specified herein or on any other terms acceptable to the Owner.
2. The property is sold, exchanged, or otherwise transferred during the term hereof, by Owner, or through any other source.
3. The property is withdrawn from sale, or if this authorization is revoked during the term hereof, or if the Owner otherwise prevents the performance hereunder by Aronov Realty Brokerage, Inc.
4. A sale, exchange, or other transfer of said property is made within twelve (12) months after the termination of this agreement to persons with whom Aronov Realty Brokerage, Inc. shall have negotiated during the term hereof and whose names Aronov Realty Brokerage, Inc. shall have submitted in writing to Owner within ten (10) days after termination of this authorization.
5. If suit is brought to collect the compensation or if Aronov Realty Brokerage, Inc. successfully defends any action brought against Aronov Realty Brokerage, Inc. by Owner relating to this authorization or under any sales agreement relating to said property, Owner agrees to pay all costs incurred by Aronov Realty Brokerage, Inc. in connection with such action, including a reasonable attorney's fee.
6. Owner agrees to make available to Aronov Realty Brokerage, Inc. and prospective purchasers all data, records and documents pertaining to the property, to allow Aronov Realty Brokerage, Inc., or any other broker with whom Aronov Realty Brokerage, Inc. chooses to cooperate, to show the property at reasonable times and upon reasonable notice and to commit no act which might tend to obstruct the performance of Aronov Realty Brokerage, Inc. hereunder. Aronov Realty Brokerage, Inc. may furnish such information to third parties, and after close of escrow of the property, may disclose the terms of sale to interested parties.
7. In the event of a sale, Owner will promptly, upon the request of Aronov Realty Brokerage, Inc., deposit in escrow all instruments necessary to complete the sale.
8. Owner warrants the accuracy of the information furnished herein with respect to the above described property and agrees to hold Aronov Realty Brokerage, Inc. harmless From any liabilities or damages arising out of incorrect or undisclosed information. Owner agrees to notify Aronov Realty Brokerage, Inc. within seven days of any changes in rentals and/or expenses of the property. The undersigned Owner warrants further that he is the owner of record of the property or has the authority to execute this agreement.

In consideration of the execution hereof, Aronov Realty Brokerage, Inc. agrees to use diligence in effecting a sale of said property.

Dated: \_\_\_\_\_

\_\_\_\_\_

**Seller/Landlord**

Address: \_\_\_\_\_

**Aronov Realty Brokerage, Inc., Broker  
P.O. Box 235000, Montgomery, AL 36123-5000**

By: \_\_\_\_\_

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