

PROPERTY ADDRESS _____

Seller will immediately inform Broker of any material facts that arise after signing this Agreement.

F. COMPENSATION:

Seller agrees to compensate Broker for performing the responsibilities delineated in Paragraph 4(a) \$ _____ or _____% of list price or purchase price on _____ (date) regardless whether the property sells and no matter who sells the property, whether by Broker, Seller or other real estate licensee.

(Check and complete if applicable)

Seller shall pay Broker \$ _____ or _____% of the total purchase price at closing should a broker who participates in the MLS in which compensation was offered by Broker, sell the Property.

Seller shall pay Broker \$ _____ or _____% of list price or purchase price at closing for any other services specified in this Agreement.

G. ADDITIONAL TERMS:

H. DISCLOSURES: Client agrees (1) to complete the federal Lead Paint Disclosure addendum if the Property was built before 1978; and (2) to provide copies of sex offender notices received from the local Sheriff's office pursuant to the Ohio Sex Offender Notification Law. Client also acknowledges receipt and review of FASS Management Real Estate's "Consumer Guide to Agency Relationships".

I. CONFIDENTIALITY: By law, FASS Management Real Estate must keep confidential information that Seller designates as such, unless disclosure is required by law. Seller agrees to provide written notice to FASS Management Real Estate and Designated Licensee(s) of information that Seller wishes to be kept confidential.

J. FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to discriminate in advertising in the sale or rental housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of these protected classes.

K. BINDING AGREEMENT: This contract contains all terms agreed upon between FASS Management Real Estate, Designated Licensee(s), and Client, and there are no other conditions, representations, warranties, or agreements, express or implied. Facsimile signatures shall be deemed binding and valid. Client acknowledges that FASS Management Real Estate and Designated Licensee(s) are authorized to provide real estate services only, and agrees to retain independent professionals for legal, accounting, inspection, appraisal, and/or engineering services.

Client: _____ **Address:** _____

Client: _____ **Address:** _____

Telephone _____ **Date:** _____

The undersigned hereby agrees to the foregoing, on behalf of FASS Management Real Estate (d/b/a FASS Real Estate Services) and individually, but in association with FASS Real Estate Services:

Designated Licensee Date Branch Office Telephone