SELLER REPRESENTATION AGREEMENT



Exclusive Right to Sell, Exchange or Option – With Shortsale Contingency

			Prepared by: Agent	Phone				
,			Broker	Email				
NO.	TE:	This forr	n is used by a seller broker when employed for a fixed period of	time by an owner of an over-encumbered				
			r sole agent to locate a buyer for a short sale of the property.	,				
DATI	E:		, 20, at	, California.				
Items	s left	blank o	r unchecked are not applicable.					
1. F	RET	AINER	PERIOD:					
1	1.1	sale, e	retains and grants to Broker the exclusive authorization to solic xchange or option of the real estate, for the period beginning or, 20					
1	1.2		agrees to use diligence in the performance of this employment	t.				
2. 8	SELI	LER'S I	DEPOSIT:					
2	2.1		hands \$ to Broker for deposit into Broker's ions under the attached Marketing Package Cost Sheet. [See I					
			GE FEE:					
	NOTICE: The amount or rate of real estate fees is not fixed by law. They are set by each Broker individually and							
	-		otiable between Client and Broker.	WILEN.				
3	3.1		agrees to pay Broker 🗆% of the price received					
		a	Anyone procures a buyer, exchanger or optionee who during the acquire and later acquires, a fee or leasehold interest in the real he type described below, or any other terms acceptable to Selle	estate on terms substantially the same as				
			The real estate is withdrawn from sale, transferred or leased wit Inmarketable by Seller during the retainer period;	thout Broker's consent, or otherwise made				
		c. S	Seller terminates this employment of Broker without legal justifica	ition during the retainer period; or				
		. - -	Vithin one year after termination of this agreement, Seller or the ater result in a transaction contemplated by this agreement in Broker negotiated during the retainer period. Broker to identify propersonally or electronically, or mailed to Seller within 21 days afterm 122]	egarding a prospective buyer with whom ospective buyers by written notice delivered				
3	3.2		Seller acquires replacement property in a transaction in wensate Broker on acquisition of the replacement property based					
3	3.3	When sum o	this agreement terminates without Seller becoming obligated to full series for the series for th					
4. (GEN	ERAL I	PROVISIONS:					
4	1.1	Seller	acknowledges receipt of the Agency Law Disclosure. [See RPI	Form 305]				
4	1.2	operat	is authorized to place a For Sale sign on the real estate, ir ing income or expenses and publish and disseminate property yment.					
4	1.3	Seller	authorizes Broker to divide fees earned in a transaction with ot	her brokers.				
4	1.4	Brokei	is authorized to accept, on behalf of any buyer, an offer and de	eposit.				
4	1.5		to purchase received by Broker may be submitted to Seller reprepaid mail.	personally or electronically, or by USPS				
4	1.6	proper	may have or will represent owners of comparable properties ties during the retainer period. Thus, a conflict of interest exist ne fiduciary duty owed to others he now does or will represent.					
4	1.7		evailing party in any action on a dispute is entitled to attorney t first offering to enter into mediation to resolve the dispute.	fees and costs, unless they file an action				
4	1.8	This re	epresentation agreement is governed by California law.					

5. SHORT PAYOFF CONDITIONS:

5.1 Seller to promptly qualify with the mortgage Lender(s) for a discounted payoff of the mortgage and reconveyance of the trust deed on a sale of the real estate at which time Broker to begin marketing the real estate for sale.

	5.2	Allowable closing costs paid from sales proceeds, including Broker fees, are subject to Lender approval.					
6.	REAL ESTATE:						
	6.1	Type					
		Referred to as					
		Vesting					
	6.2	Encumbrances of record:					
		a. A first mortgage in the amount of \$, payable \$ per month until paid, including interest at%, □ ARM type, impounds being \$ monthly. Lender					
		b. A second mortgage in the amount of \$, payable \$ per month, including interest at%, due, 20 Lender					
		c. Other encumbrance, bond, assessment or lien in the amount of \$ Description of debt					
7. PERSONAL PROPERTY INCLUDED:		SONAL PROPERTY INCLUDED:					
	7.1	Referred to as					
	7.2						
		Encumbered for the amount of \$, payable \$ monthly, including interest at%, due, 20 Lender					
8.	ADD	ENDA attached to this agreement regarding the marketing package include:					
 a. □ Condition of Property Disclosure. [See RPI Form 304] Solar Shade Control Notices sent or respectively. Seller to be handed to Buyer on acceptance. 							
		b. □ Ordinance Compliance [See RPI Form 307]					
		c. Request for Homeowner Association Documents [See RPI Form 135]					
	 d. \[\text{Natural Hazard Disclosure Statement [See RPI Form 314]} \] e. \[\text{Lead-Based Paint Disclosure [See RPI Form 313]} \] f. \[\text{Residential Earthquake Hazards Report [See RPI Form 315]} \] 						
	g. Annual Property Operating Data Sheet [See RPI Form 352, or RPI Forms 562 and 318 for a SFR]						
		h. Seller's Neighborhood Security Disclosure [See RPI Form 321]					
		i. 🛮					
	8.1	8.1 Additional addenda not part of the listing package include:					
		a. Seller's Net Sheet [See RPI Form 310]					
		b. Marketing Package Cost Sheet [See RPI Form 107] (See also §2.1)					
		c. ☐ Work Authorization [See RPI Form 108] (See also §§2.1 and 9.2)					
	j. □ Right to Enter and Exhibit Unit to Buyers [See RPI Form 116] d. □						
9.	SALE	E TERMS:					
٥.	9.1	Price sought is \$, payable in cash or cash to a new loan obtained by Buyer.					
	9.2	Seller agrees to pay for the following costs on a sale:					
	9.2	(See also §§2.1, 8.1(b) and 8.1(c))					
		a. □ Property inspection report					
		b. □ Natural hazard disclosure report					
		c. □ Pest control clearance					
		d. □ CLTA title insurance					
		e. □ FHA/VA appraisal fee					
		f. Non-recurring mortgage costs of Buyer					
		g. Home warranty policy					
		h. □ Smoke detector and water heater anchor installation					
		i. Local ordinance sale or occupancy compliance					
		· · · ·					
		j. □ Well water quality and quantity reports k. □					

10. OTHER TERMS:	E 3 OF 3 — FORM 102-1
	e on or after
10.2	
10.2	
I agree to employ Broker on the terms stated about ☐ See attached Signature Page Addendum. [RPI Form 251]	ove. I agree to render services on the terms stated above.
Date:, 20	Date:, 20
Seller's Name:	Broker's Name:
	Broker's DRE #:
	Agent's Name:
Signature:	
Seller's Name:	
	Signature:
	Address:
Signature:	- Colli
Address:	Phone: Cell:
	Email:
	
Phone: Cell:	
Email:	[
FORM 102-1 05-25 ©2025 RPI — Re	alty Publications, Inc., P.O. BOX 5707, RIVERSIDE, CA 92517