



Authorization to sell
 THIS AGREEMENT is entered into between

 (hereafter referred to as the "Agent")
 - and -

 (hereafter referred to as the "Vendor")

WITNESSETH THAT in consideration of the mutual covenants and agreements herein contained, the parties hereto do agree as follows:

1. The Vendor hereby represents that he has the right to sell and authorizes _____ to act as the Agent to sell the property, (hereafter referred to as the "Property") at _____ (Legal Description: _____) and gives the consent to the Agent to pursue marketing the property to brokerages or marketing to unrepresented parties..
2. The authorization shall be effective immediately and remains in force until _____ PM _____; (expiration date) and afterwards shall be renewed automatically on a monthly basis unless either party gives a ten days written notice to terminate this authorization.
3. The asking price shall be _____ (\$_____).
4. The Vendor/Seller agrees to pay a sales commission to the Listing Agent when the property completes. The commission shall be calculated as a percentage of the sale price plus applicable GST (Goods and Service Tax) payable to the listing agency upon closing. The commission shall be either a fixed amount of \$_____ or as a percentage (____ %) of the sale price. The listing agent agrees to pay a buyer's agent remuneration of \$ _____ or as a percentage (_____%) of the listing commission or a referral fee to a non-agent in the amount of \$ _____ or as a percentage (_____%) of the sale price plus applicable G.S.T.
5. In the event of a sale not completing due to the default of the Purchaser, the Vendor agrees to pay a sales commission equal to half of the forfeited deposit amount and the Listing Agent will pay one third of that commission to _____ as a referral fee.
6. The Vendor authorizes the Agent to disclose the preliminary general information on the Property which includes the general description of the property, location, municipal address, legal description, size of the land, land use zoning, size of the buildings, number and names of tenants, gross incomes, net incomes and the asking price to prospective buyers. This information will be given out only after the prospective buyers has signed confidentiality agreements or the seller has accepted the offer, The Agent will be then authorized to release the detailed information on the Property to the buyer, or the appraisers, financing institutions, engineers, inspectors and consultants if requested.

Dated at _____ on the ___ day
of _____ 20__ .

Dated at _____ on the ___ day
of _____, 20__

Vendor/Seller/Company

Authorized Agent

(Name of authorized signing person) - PRINT

(Name of Brokerage) - PRINT



(Signature)



(Signature)