



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 it 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 consent to the Agent to pursue transaction brokerage or dual agency deals.
2. The authorization shall be effective immediately and remains in force until _____ PM on the _____; and afterwards shall be renewed automatically on a monthly basis unless either party give a ten days written notice to terminate this authorization.
3. The asking price shall be _____ (\$_____).
4. The Vendor agrees to pay a sales commission to the Agent upon a sale. The commission shall be in the amount equivalent to ___% or \$_____ of the sale price plus applicable GST (Goods and Services Tax) payable to the Agent upon closing. The Agent agrees to pay a referral fees equivalent to _____ percent of the sale price plus applicable G.S.T. to _____ at the same time.
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 up to a sum equivalent to the full commission and the Agent will pay one third of the commission to _____ as a referral fees.
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 return on asking price to prospective buyers. After the prospective buyers has signed confidentiality agreements or accepted offers, the Agent is authorized to release detail information on the Property to the buyer, his appraisers, financing institutions, engineers, inspectors and consultants when it is necessary.

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

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

 (Name of authorized signing person)

 (Name of Broker)

 (Signature)

 (Signature)