



CENTRAL JERSEY MULTIPLE LISTING SYSTEM
EXCLUSIVE RIGHT TO SELL/RENT LISTING AGREEMENT

MLS # _____

1. OWNERS _____ appoint
BROKER (Agency), _____
Address _____
Phone: _____, exclusive agent and give BROKER the sole and exclusive right to sell/lease the Property known as:

for \$ _____ acceptable financing/terms _____, to lease or rent the property at a monthly rate of
\$ _____ Listing Agreement begins on _____ and continuing until midnight _____ Showings starts on _____ OWNERS
grant the listing BROKER the exclusive right to place his or her signs on the property and remove all others, the right to advertise the property and to take any other
reasonable action to sell the property. Advertising includes, without limitation, placing the property on internet sites owned by the BROKER, the BROKER'S sales
agents, the Central Jersey Multiple Listing System. (MLS), and third parties. OWNERS agree to assist and fully cooperate in the sale or lease of property. OWNERS
represent that this property is not listed in any manner with any other broker.

OWNERS permits Internet Display __Y__ __N__; if Yes, Property Address Display __Y__ __N__; Lockbox __Y__ __N

All content, including without limitation any text, remarks, descriptions, videos, photographs and sketches relating to the OWNERS' property will be aggregated with
that of other properties listed by participants of MLS into a proprietary compilation owned by MLS. BROKER and OWNERS hereby grant a non-exclusive, perpetual,
world-wide limited license to MLS to use, display, reproduce, disseminate, sublicense, create derivatives of and copyright as part of a compilation, all content provided
by BROKER and OWNERS.

2. SUBMISSION TO MLS:

BROKER will immediately submit this listing to be published and distributed by the MLS to the participants of the service who may then act as Subagent of the
BROKER or as Buyer's Broker or as Transaction Broker as indicated below and cooperate in selling/leasing the property. BROKER will immediately inform the MLS of
all changes authorized by the OWNERS and will also notify the MLS as to sales or rental information including price.

3. COMMISSION ON SALE, LEASE OR RENT, OR EXCHANGE:

AS OWNERS, YOU HAVE THE RIGHT TO INDIVIDUALLY REACH AN AGREEMENT ON ANY FEE, COMMISSION OR OTHER VALUABLE CONSIDERATION
WITH ANY BROKER. NO FEE, COMMISSION OR OTHER CONSIDERATION HAS BEEN FIXED BY ANY GOVERNMENTAL AUTHORITY OR BY ANY TRADE
ASSOCIATION OR MULTIPLE LISTING SERVICE. Nothing herein is intended to prohibit an individual BROKER from establishing a policy regarding the amount of
fee, commission, or other valuable consideration to be charged in transactions by the BROKER. OWNERS agree to pay BROKER a Sale Commission of
_____ ; a Lease or Rental Commission of _____, and a Lease Renewal Commission of _____ on each one-year renewal of the lease if, the
sale or exchange, or lease of this property or any part of it, is made by BROKER, cooperating agent, OWNERS, or any person during the term of this listing agreement.
This commission shall be payable on closing of title or signing of lease.

4. BROKER PROTECTION:

The above commission shall also apply if the property is placed under contract of sale or lease _____ months after the expiration or termination of this listing, to a
prospect who has been shown the property during the term of the listing, and the property is not the subject of a valid listing agreement with another broker at the time
the property is placed under contract or leased.

A commission of _____ would also be due if the premises are sold to a tenant for which a rental commission was payable to the BROKER.

5. COMMISSION SPLITS:

LISTING BROKERS USUALLY COOPERATE WITH OTHER BROKERAGE FIRMS BY SHARING INFORMATION ABOUT THEIR LISTINGS AND OFFERING
TO PAY PART OF THEIR COMMISSION TO THE FIRM THAT PRODUCES A BUYER/TENANT. THIS IS GENERALLY REFERRED TO AS THE
"COMMISSION SPLIT." SOME LISTING BROKERS OFFER TO PAY COMMISSION SPLITS OF A PORTION OF THE GROSS COMMISSION, USUALLY
EXPRESSED AS A PERCENTAGE OF THE SELLING/LEASING PRICE, MINUS A SIGNIFICANT DOLLAR AMOUNT. OTHER LISTING BROKERS OFFER A
PORTION OF THE GROSS COMMISSION MINUS ONLY A MINIMAL LISTING FEE OR MINUS ZERO. THE AMOUNT OF COMMISSION SPLIT YOUR
BROKER OFFERS CAN AFFECT THE EXTENT TO WHICH YOUR PROPERTY IS EXPOSED TO PROSPECTIVE BUYERS/LESSEES WORKING WITH
LICENSEES FROM OTHER BROKERAGE FIRMS. ON THIS LISTING, THE BROKER IS OFFERING A COMMISSION SPLIT OF _____ MINUS
_____ TO POTENTIAL COOPERATING BROKERS. IF YOU FEEL THAT THIS MAY RESULT IN YOUR PROPERTY RECEIVING LESS THAN MAXIMUM
EXPOSURE, YOU SHOULD DISCUSS THOSE CONCERNS WITH THE LISTING SALESPERSON OR HIS/HER SUPERVISING BROKER.

BY SIGNING THIS LISTING AGREEMENT, THE OWNERS ACKNOWLEDGE HAVING READ THIS STATEMENT ON COMMISSION SPLITS.

6. AGENCY ARRANGEMENTS:

BROKER intends to work with OWNERS as:
(PICK ONLY 1)

Sellers'/Landlords' Agent.
 Sellers'/Landlords' Agent and Disclosed Dual agent if the opportunity arises.
 Transaction Broker.

Sharing of Listing Broker's compensation is authorized as follows:

Subagents	Y _____ @ _____ Cooperation Compensation	No _____ Cooperation
Buyer-Brokers	Y _____ @ _____ Cooperation Compensation	No _____ Cooperation
Transaction Brokers	Y _____ @ _____	No _____ Cooperation

OWNERS and OWNERS' AGENT understand that if a Buyer has been obtained by a Buyer-Agency, which has an Exclusive Buyer-Agency Contract with that Buyer, in such a case the Buyer-Agent is representing the Buyer and has no relationship, fiduciary or otherwise, with the OWNERS or OWNERS' AGENT, regardless of participation in brokerage fees. BY SIGNING THIS LISTING AGREEMENT, OWNERS ACKNOWLEDGE THEY RECEIVED THE CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS.

7. OTHER OBLIGATIONS OF OWNERS:

OWNERS agree to refer to BROKER every person who contacts OWNERS directly during the term of this agreement concerning this listing or the sale, lease or exchange of this property and direct that all negotiations for a sale, lease or exchange shall be made through BROKER named in this listing agreement. Should BUYER require mortgage financing, OWNERS will pay _____ percentage points toward the lending institution mortgage placement fees. OWNERS state that they are the ONLY OWNERS of this property and/or that they have the legal right to list and sell it, and that they can and will sign those documents required to transfer good title at closing. OWNERS will provide Certificate of Occupancy if required by municipality and/or lending institution and smoke and carbon monoxide detectors and certification(s) as required by law. OWNERS guarantee that upon closing of title, OWNERS will have sufficient funds to satisfy all liens and encumbrances and pay brokerage commission as set forth in Agreement.

OWNERS state and believe that the information given and listed is correct and will reimburse BROKER for any expense and loss resulting from relying on that information. OWNERS state that their attention has been called to the Memorandum of the Attorney General as printed on the reverse side of this agreement, and that they have received a copy of this agreement.

8. ADDENDUM/ADDENDA ATTACHED:

Alternate Commission Agreement _____Y Number of Attachments: _____ Exclusive Agency Agreement _____Y Number of Attachments: _____
 Other Addenda _____Y Number of Attachments: _____

Residential Condo Twnhse Co-op 2-4 Family Adult Rental Mobile Land Commercial Business Opportunity

ITEMS INCLUDED: STOVE MICRO D/W WASHER DRYER REFRIG FREEZER

ITEMS EXCLUDED:

**There are no other agreements or conditions other than those stated in this listing agreement and its attachments.
 All blanks must be filled in. N/A = not applicable — — Any written changes must be initialed by OWNERS.**

 Listing Agent Signature (L.S.)
 Date Signed _____

 Agency Authorized Representative Signature
 Date Signed _____

 Signature: ALL OWNERS must sign (L.S.) _____
 Date _____

 Signature: ALL OWNERS must sign (L.S.) _____
 Date _____
 Owners' Mailing Address(s) _____

 Owners' Phone No(s) _____

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor



GURBIR S. GREWAL
Attorney General

CRAIG SASHIHARA
Director

STATE OF NEW JERSEY
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION ON CIVIL RIGHTS
140 EAST FRONT STREET, 6TH FL., P.O. BOX 089
TRENTON, NJ 08625-0080

TO: Property Owners
FROM: Gurbir S. Grewal, Attorney General, State of New Jersey
Craig Sashihara, Director, NJ Division on Civil Rights
DATE: August 2018
SUBJECT: Housing Discrimination Laws

The New Jersey Real Estate Commission requires every licensed broker or salesperson with whom you list your property to give you a copy of this notice. The purpose is to help you comply with the New Jersey Law Against Discrimination (the "LAD") and federal laws prohibiting discrimination in the sale or rental of real property.

In New Jersey, it is illegal to discriminate against a prospective or current buyer or tenant because of race, creed, color, national origin, sex, gender identity or expression, marital status, civil union status, affectional or sexual orientation, familial status, pregnancy or breastfeeding, actual or perceived physical or mental disability, ancestry, nationality, domestic partner status, source of lawful income used for mortgage or rental payments, or liability for service in the Armed Forces of the United States. It is also illegal to place any advertisement or make any statements or utterances that express, directly or indirectly, any limitations to offer housing or real estate based on any of those characteristics.

State and federal fair housing laws apply to a wide range of activities such as advertising, selling, renting, leasing, subleasing, assigning and showing property (including open land). Here are some issues that come up frequently in enforcing the LAD:

- Discrimination based on "source of lawful income used for mortgage or rental payments," means, for example, that a landlord cannot reject a prospective tenant because he or she intends to rely on a Section 8 rental voucher, FEMA voucher issued to Superstorm Sandy victims, or other types of rent subsidies.
- A "No Pets" rule cannot be enforced to prevent a person with a disability from using a service or guide dog. A landlord may not charge a tenant with a disability an extra fee for keeping a service or guide dog.
- Discrimination based on "familial status" prohibits discrimination against families with a child or children under 18 years old, and includes pregnant women.
- Landlords must permit a tenant with a disability, at that tenant's own expense, to make reasonable modifications to the premises if such modifications are needed to give the tenant full enjoyment of the premises.

Penalties. If you commit a discriminatory housing practice that violates the LAD, you may be subject to penalties not exceeding \$10,000 for a first violation, not exceeding \$25,000 for a second violation within five years of the first offense, and not exceeding \$50,000 for two or more violations within seven years.

Other remedies. Victims of discrimination may recover economic damages related to the discrimination (such as having to pay higher rent for another unit) as well as damages for emotional distress, pain and humiliation. In more egregious cases, a victim may also recover punitive damages.

Brokers. The broker or salesperson with whom you list your property must transmit to you every written offer he/she receives on your property. Brokers and salespersons are licensed by the New Jersey Real Estate Commission and their activities are subject to the general real estate laws of the State and the Commission's own rules and regulations. The broker or salesperson must refuse your listing if you indicate an intent to discriminate based on any of the protected classes.

Exemptions. The sale or rental of property (including open land) whether for business or residential purposes, is covered by the LAD. In most cases, the following sales or rentals are exempt from the LAD1:

- Renting one apartment in a two-family dwelling if the owner lives in the other apartment.
- Renting a room or rooms in a one-family dwelling if the owner lives in the same dwelling.
- A religious organization can give preference to persons of the same religion when selling or renting real property.
- In certain types of housing designated for older persons, it is not unlawful to discriminate based on familial status.

For more information about the LAD and Fair Housing Amendments Act of 1988, or if you have other questions about discrimination in the sale or rental of real property, including how to report a complaint, please review our website <https://www.NJCivilRights.gov> or call our Housing Hotline at **(866) 405-3050**. Please contact us if you would like the Division on Civil Rights to provide training on the subject of housing discrimination. Thank you.

A blue ink signature of Gurbir S. Grewal.

Gurbir S. Grewal
Attorney General

A blue ink signature of Craig Sashihara.

Craig Sashihara
Director, Division on Civil Rights

1. Discrimination in connection with some of the transactions covered by these exemptions may nevertheless be prohibited under the *Federal Civil Rights Act of 1866*, 42 U.S.C. 1981. 1982.

