

Cancellation of Listing Agreement

Date: _____

MLS #: _____

Address: _____

List Agent: _____

Company: _____ Date Changed on MLS: _____

(Circle one letter that applies.)

- A) The undersigned do hereby agree that the Listing Agreement dated, _____, 20____, between the undersigned is cancelled. Agent/Broker will have no further obligation to offer the property for sale or lease. Seller will have no further obligation to Agent/Broker pursuant to the Listing Agreement.
- B) The undersigned do hereby agree that the Listing Agreement dated _____, 20____, between the undersigned is cancelled, except to the extent specifically provided in this paragraph. Agent/Broker will have no further obligation to offer the property for sale or lease. Seller will have no further obligation to Agent/Broker pursuant to the Listing Agreement, except as follows: if (i) the Listing Agreement includes an override clause, (ii) Agent/Broker provides a protective listing within 72 hours after the Cancellation has been signed by both Seller and Agent/Broker (the "Effective Cancellation Time"), and (iii) the property is sold to a person or persons who made an affirmative showing of interest in the property before the Effective Cancellation Time, the Agent/Broker is entitled to compensation or commission as provided in the Listing Agreement. For purposes of this paragraph, The Listing Agreement will be deemed to have "expired" as of the Effective Cancellation Time.
- C) The undersigned do hereby agree that the Listing Agreement dated _____, 20____, between the undersigned is cancelled. Seller agrees to pay Agent/Broker \$ _ as compensation for the execution of this Cancellation. Agent/Broker will have no further obligation to offer the property for sale or lease. After the payment provided in this paragraph, Seller will have no further obligation to Agent/Broker pursuant to the Listing Agreement

Date Signed: _____

Signature of Seller

Signature of Agent/Broker

Signature of Seller

Note: A copy of this form must be made available to the MLS Office when requested.