

Attachment #9

**Santorello Real Estate**

7683 Saltsburg Road
Pittsburgh, PA 15239
Phone (412) 793-5710
Fax: (412) 793-5711 5912
E-mail: fran@santorello.com
www.santorello.com

Eugene J. Murracini

Director of Business Affairs

Plum Borough School District

Dear Gene,

Thank you for the opportunity to submit a proposal to Market the Property at 200 School Rd. Plum Borough. Our office would be interested in listing the property for sale.

I would like to make a few suggestions concerning a Market Value on the Property.

- 1. The 2009 Appraisal is updated by Muri Appraisals.**
- 2. Sub-Division of property to be sold should be done now.**
- 3. The Zoning R-1 should be clarified concerning the continuing present use of the property as Offices.**
- 4. Disclose that a Buyer that would want to use the property as its present use would have to make the building Handicapped assessable to obtain a Plum Borough Occupancy Permit.**

I believe these items should be considered in determining Fair Market Value.

I have enclosed are standard Listing contract, If you have any questions please call.

Fran Santorello

Broker Owner

Santorello Real Estate

2/7

All listings are required to be date entered within 48 hours of the commencement date in the Standard Exclusive Commercial Listing Contract. All MANDATORY fields must be completed or a fine will be levied.

West Penn Multi-List Commercial Listing Contract

PAGE 1

412-793-5912

Fax F Listing Office with Agent Code

Assigned Listing #
Revised 12/08

- 1 LISTING AGENCY Bartolotto Real Estate OFFICE ID# 28001 PHONE 412-793-5710
- 2 BROKER'S ADDRESS 7883 Bellshurst Rd CITY, STATE, ZIP Pittsburgh, Pa 15239
- 3 OWNER(S) NAME(S) School District of Plum
- 4 OWNER(S) MAILING ADDRESS _____
- 5 EXCLUSIVE RIGHT TO SELL - In consideration of Broker's Agreement to list and to use Broker's effort to find a purchaser for the property described below and to submit this listing to all subscribers of the West Penn Multi-List, Inc., the undersigned OWNER hereby gives Broker and all subscribers of the West Penn Multi-List, Inc., the SOLE AND EXCLUSIVE RIGHT TO SELL the following described property on the terms and conditions herein set forth:
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- 9 PROPERTY ADDRESS 200 School Rd CITY, STATE, ZIP Plum Borough, Pa 15239
- 10 HAVING ERECTED THEREON One story Dwelling MUNICIPALITY/COUNTY Plum/Allegheny
- 11 DEED BOOK VOL. _____ ZONING CLASSIFICATION # R-1
- 12 IDENTIFICATION NUMBER (TAX NUMBER, PARCEL NUMBER, LOT & BLOCK NUMBER) 820-R-367
- 13 PURPOSE OF THIS CONTRACT - Owner is hiring Broker to market this Property and to find a buyer. Owner will refer all offers and inquiries to Broker. Owner allows Broker to use print and/or electronic advertising. Broker is acting as Owner's Agent, as described in the Consumer Notice.
- 14
- 15 SERVICES TO OWNER - Broker may provide services to an Owner for which Broker may accept a fee. Such services may include, but are not limited to, listing fees; deed/document preparation; ordering certifications required for closing; financial services; title transfer and preparation services; ordering insurance; and construction, repair or inspection services. Broker will disclose to Owner if any fees are to be paid by the Owner.
- 16
- 17
- 18 AGENCY - Owner understands that this property may be shown to prospective buyers (a) by subagents of the Listing Broker; (b) by Brokers who solely represent the Buyer (Buyer-Agents) or (c) by Brokers who do not represent either Owner or Buyer (Transactional Licensees). Owner authorizes the Listing Broker to share information and fully cooperate with subagents of the Listing Broker with Buyer-Agents and with Transactional Licensees. Owner further authorizes Listing Broker to offer compensation to subagents, Buyer-Agents and Transactional Licensees, including the sharing of part of Listing Broker's commission.
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- 23 DUAL AGENCY - During the term of this Listing Contract, Listing Broker may enter into an Agreement to act as an agent for a prospective Buyer (Buyer-Agency Agreement). Owner understands that Owner's property may be shown by agents of Listing Broker pursuant to such Buyer-Agency Agreement. The simultaneous representation of both the Owner and prospective Buyer is called "dual agency". Owner hereby consents to Listing Broker acting in such dual agency relationship, provided that Listing Broker specifically advises Owner, in writing, of this dual agency relationship. Broker may, with the written consent of Owner, designate one or more licensees employed by Broker to serve as the designated agent of the Owner to the exclusion of all other licensees employed by Broker.
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- 29 LISTING PRICE - THE LISTING PRICE FOR THE PROPERTY SHALL BE \$ _____
- 30 The OWNER may reduce the listing price at any time. The listing price shall include Broker's commission and the OWNER agrees to pay one-half (1/2) of all required real estate transfer taxes.
- 31
- 32 TIME PERIOD OF LISTING - THE TIME PERIOD OF THIS LISTING IS NEGOTIABLE. This exclusive right to sell agreement shall be effective for a period of one (1) year commencing on _____ and shall automatically terminate at the expiration of the one (1) year listing period. This agreement may also be terminated at any time after _____ days have elapsed from the commencement date of this agreement by OWNER giving ten (10) days' notice in writing delivered to Broker by certified mail with return receipt. The time period of this listing has been determined as the result of negotiations between the Broker and Owner. This listing shall not be terminated unless all of the above requirements have been exercised. After the termination of this agreement or any extension thereof, the Broker's authority shall continue as to any outstanding offers pending at the time of such termination. If within one year of the termination of this agreement, the Owner enters into an Agreement of Sale or transfers/exchanges the property with any person to whom the property was shown, presented or submitted by the Broker, the sale or transfer shall be conclusively presumed to have been made by the Broker and the commission shall be paid by Owner to the Broker. However, should the Owner terminate the Agreement in accordance with the termination clause above, and enter into a West Penn Multi-List, Inc. Commercial Listing Contract with another subscriber of West Penn Multi-List, Inc., then the subsequent Broker will be paid the commission by Owner.
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- 44 COMMISSION - THE RATE OF COMMISSION OR FEE FOR THE SALE, LEASE OR MANAGEMENT OF REAL ESTATE IS NEGOTIABLE. THE COMMISSION OR FEE FOR PROFESSIONAL SERVICES UNDER THIS CONTRACT HAS BEEN DETERMINED AS A RESULT OF NEGOTIATIONS BETWEEN THE BROKER AND OWNER.
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- 46
- 47 IN THE EVENT OF A SALE, TRANSFER OR EXCHANGE OF THE PROPERTY LISTED HEREIN BY WHOMSOEVER MADE OR EFFECTED, INCLUDING THE OWNER, OR IF BROKER PROCURES A PURCHASER READY, WILLING, AND ABLE TO BUY THE PROPERTY AT THE LISTING PRICE WITHIN THE PERIOD OF TIME THIS CONTRACT IS IN FORCE, THE OWNER AGREES TO PAY THE BROKER A COMMISSION OF 7 % PERCENT OF THE SELLING PRICE OR: _____ AN INSTALLMENT SALE, JOINT VENTURE, STOCK TRANSFER, OPTION OR PARTNERSHIP AGREEMENT SHALL ALL BE DEEMED TO BE TRANSFERS SUBJECT TO THE PAYMENT OF A COMMISSION. IF OPTION MONEY IS RECEIVED BY A SELLER AND THE OPTION IS NOT EXERCISED, BROKER SHALL BE ENTITLED TO 50% OF THE OPTION MONEY. IN THE EVENT THAT THE PROPERTY HEREIN LISTED SHALL BE LEASED DURING THE TERM OF THIS CONTRACT BY THE BROKER OR BY THE OWNER OR ANY OTHER PERSON, THE OWNER AGREES TO PAY BROKER A COMMISSION OF 7 PERCENT OF THE GROSS LEASE VALUE. THIS COMMISSION SHALL BE EARNED AND PAYABLE IN FULL AT THE TIME OF SIGNING THE LEASE OR _____ IN THE EVENT THIS LISTING IS PLACED UNDER LEASE AND THE PROPERTY IS SUBSEQUENTLY SOLD TO THE TENANT DURING THE TERM OF THE LEASE OR ANY RENEWAL, THEN THE AGREED COMMISSION SHALL BE DUE BROKER.
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The Seller's initials and date are required to appear on this page for processing:

Date _____

7%

3/7

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West Penn Multi-List Commercial Listing Contract

PAGE 2

412-793-5912

Form 9 Listing Office with Area Code

Assigned Listing #
Revised 12/08

59 **BROKER'S FEE IN CASE OF BUYER/TENANT DEFAULT** - If a buyer/tenant enters into an Agreement of Sale or Lease, then refuses to buy or rent
60 the Property, or if the buyer/tenant is unable to buy or rent because of failing to do the things required of the buyer/tenant in the Agreement of Sale
61 or Lease, Owner will pay Broker:

62 A. 50% of the monies paid by buyer/tenant on account of the transaction, including but not limited to, extension fees,
63 option payments, liquidated damages, judgements, etc., OR
64 B. Broker's Fee, whichever is less.

65 **DEPOSIT MONEY** - Broker, or any person Owner and buyer name in the Agreement of Sale, will keep all deposit monies paid by or for the buyer
66 in an escrow account. If held by Broker, this escrow account will be held as required by real estate licensing laws and regulations. Owner agrees
67 that the person keeping the deposit monies may wait to deposit any uncashed check that is received as deposit money until Owner has
68 accepted an offer.

69 **CONFLICT OF INTEREST** - A conflict of interest is when Broker and Licensee has a financial or personal interest where Broker or Licensee
70 cannot put Owner's interests before any other. If the Broker, or any of Broker's salespeople, has a conflict of interest, Broker will notify Owner in
71 a timely manner.

72 **ADVANCE FUNDS** - OWNER agrees to advance Broker the sum of \$ 0.00 for promotional items, such
73 as brochures, prospectus, mailings, pictures, visual or audio presentations or other similar matters. Broker will periodically provide OWNER with
74 an accounting of all disbursements from these funds and any such money expended is nonreimbursable to OWNER. In the event no sale or
75 lease is consummated, any unused funds will be returned to OWNER.

76 **POSSESSION AND TITLE** - Possession of the property is to be given to purchaser at closing. The undersigned represent that they are the sole
77 OWNERS of the listed property and agree to convey the property to the purchaser by general warranty deed, clear of all liens and encumbrances,
78 SUBJECT to the following: (a) building and use restrictions of record; (b) vehicular or pedestrian easements of record affecting the property and
79 being contiguous to the front, rear or side lot lines; (c) water, sewer, gas, electric, cable television and telephone lines or easements therefore of
80 record or as presently installed, provided, however, that said lines or easements shall not adversely affect the use of the property for commercial
81 purposes or at any time require the removal or alteration of the presently existing buildings, or appurtenant structures thereon; (d) prior grants,
82 reservations or leases of coal, oil, gas, or other minerals as shown by instruments of record; and (e) easements apparent upon inspection of the
83 property.

84 **SIGN, KEY AND LOCK BOX** - The OWNER grants unto Broker the right to post "for sale" signs upon the property. If a key to the premises is
85 given to the Broker and/or a lock box is placed on the premises, it is understood and agreed that the OWNER retains responsibility for the entire
86 care, maintenance and control of the premises during the term of this contract. The OWNER agrees that none of the subscribers of the West
87 Penn Multi-List, Inc., or their agents shall be responsible for any damage to the property or any loss or theft of personal goods from the property
88 unless it can be shown that such damage, loss or theft was directly committed by them.

89 **NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA** - Federal and state laws make it illegal for Owner,
90 Broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS
91 (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS,
92 or the FACT OF RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell,
93 show, or rent properties, loan money, or set deposit amounts, or as reasons for any decision relating to the sale of property.

94 **RECOVERY FUND** - Pennsylvania has a Real Estate Recovery Fund (the Fund) to repay any person who has received a final court ruling (civil
95 judgment) against a Pennsylvania real estate licensee because of fraud, misrepresentation, or deceit in a real estate transaction. The fund
96 repays persons who have not been able to collect the judgment after trying all lawful ways to do so. For complete details about the Fund, call
97 (717) 783-3658, or (800) 822-2113 (within Pennsylvania) and (717) 783-4854 (outside Pennsylvania).

98 **COMMERCIAL REAL ESTATE BROKER LIEN ACT** - the provisions of the Commercial Real Estate Broker Lien Act, 65 P.S.1051 et seq. are
99 hereby incorporated herein by reference.

100 **NO OTHER CONTRACTS** - Seller will not enter into another listing agreement with another broker that begins before the Termination Date of
101 this Contract.

102 **HEIRS AND ASSIGNS** - This contract shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
103 OWNER acknowledges receipt of one copy of this listing contract, one copy of the Seller Disclosure Statement, one copy of Consumer Notice
104 and one copy of the Property Input Statement.

The Seller's initials and date are required to appear on this page for processing:

Date _____

4/7

Marraccini, Eugene

From: NICOLE ORR [nicoledesireeorr@msn.com]
Sent: Monday, November 28, 2011 11:18 AM
To: Marraccini, Eugene
Subject: School Road
Attachments: school road.pdf

Hello,

Hope you had a nice holiday. Attached are the papers that will be needed to list the property. I am going to touch base again with Bob today regarding the blueprints and some other information we need to complete our market analysis. The terms of the listing contract are negotiable. Please let me know if you have any questions.

Thank you!

Nicole Orr

ERA Meridian Real Estate Group
2624 Leechburg Road
Lower Burrell, PA 15068
724-335-5681
fx#724-335-6699
cell#724-882-9446

The real estate law requires that I provide you with a written Consumer Notice that describes the various business relationship choices that you may have with a real estate licensee. Since we are discussing real estate with you having the benefit of the Consumer Notice, I have the duty to advise you that any information you give me will not be considered confidential unless and until you and I enter into a business relationship. At our first meeting, I will provide you with a written Consumer Notice which explains those business relationships and my corresponding duties to you.

All listings are required to be data entered within 48 hours of the commencement date in the Standard Exclusive Commercial Listing Contract. All MANDATORY fields must be completed or a fine will be levied.



West Penn Multi-List Commercial Listing Contract

PAGE 1

* 724-335-6699
Fax # Listing Office with Area Code

Assigned Listing #
Revised 12/08

1 LISTING AGENCY ERA Meridian Real Estate Group OFFICE ID# _____ PHONE _____
2 BROKER'S ADDRESS 2624 Leechburg Road CITY, STATE, ZIP Lower Burrell, PA 15068
3 OWNER(S) NAME(S) Borough of Plum School District
4 OWNER(S) MAILING ADDRESS _____
5 EXCLUSIVE RIGHT TO SELL - In consideration of Broker's Agreement to list and to use Broker's effort to find a purchaser for the property
6 described below and to submit this listing to all subscribers of the West Penn Multi-List, Inc., the undersigned OWNER hereby gives Broker and
7 all subscribers of the West Penn Multi-List, Inc., the SOLE AND EXCLUSIVE RIGHT TO SELL the following described property on the terms
8 and conditions herein set forth:
9 PROPERTY ADDRESS 200 School Road CITY, STATE, ZIP Pittsburgh, PA 15239
10 HAVING ERECTED THEREON _____ MUNICIPALITY/COUNTY Allegheny
11 DEED BOOK VOL. _____ ZONING CLASSIFICATION # _____
12 IDENTIFICATION NUMBER (TAX NUMBER, PARCEL NUMBER, LOT & BLOCK NUMBER) _____
13 PURPOSE OF THIS CONTRACT - Owner is hiring Broker to market the Property and to find a buyer. Owner will refer all offers and inquiries to
14 Broker. Owner allows Broker to use print and/or electronic advertising. Broker is acting as Owner's Agent, as described in the Consumer Notice.
15 SERVICES TO OWNER - Broker may provide services to an Owner for which Broker may accept a fee. Such services may include, but are not
16 limited to, listing fees; deed/document preparation; ordering certifications required for closing; financial services; title transfer and preparation ser-
17 vices; ordering insurance; and construction, repair or inspection services. Broker will disclose to Owner if any fees are to be paid by the Owner.
18 AGENCY - Owner understands that this property may be shown to prospective buyers (a) by subagents of the listing Broker; (b) by Brokers who
19 solely represent the Buyer (Buyer-Agents) or (c) by Brokers who do not represent either Owner or Buyer (Transactional Licensees). Owner autho-
20 rizes the Listing Broker to share information and fully cooperate with subagents of the Listing Broker with Buyer-Agents and with Transactional
21 Licensees. Owner further authorizes Listing Broker to offer compensation to subagents, Buyer-Agents and Transactional Licensees, including
22 the sharing of part of Listing Broker's commission.
23 DUAL AGENCY - During the term of this Listing Contract, Listing Broker may enter into an Agreement to act as an agent for a prospective Buyer
24 (Buyer-Agency Agreement). Owner understands that Owner's property may be shown by agents of Listing Broker pursuant to such Buyer-
25 Agency Agreement. The simultaneous representation of both the Owner and prospective Buyer is called "dual agency". Owner hereby consents
26 to Listing Broker acting in such dual agency relationship, provided that Listing Broker specifically advises Owner, in writing, of this dual agency
27 relationship. Broker may, with the written consent of Owner, designate one or more licensees employed by Broker to serve as the designated
28 agent of the Owner to the exclusion of all other licensees employed by Broker.
29 LISTING PRICE - THE LISTING PRICE FOR THE PROPERTY SHALL BE \$ _____
30 The OWNER may reduce the listing price at any time. The listing price shall include Broker's commission and the OWNER agrees to pay one-
31 half (1/2) of all required real estate transfer taxes.
32 TIME PERIOD OF LISTING - THE TIME PERIOD OF THIS LISTING IS NEGOTIABLE. This exclusive right to sell agreement shall be effective
33 for a period of one (1) year commencing on _____ and shall automatically terminate at the expiration of the one (1) year
34 listing period. This agreement may also be terminated at any time after _____ days have elapsed from the commence-
35 ment date of this agreement by OWNER giving ten (10) days' notice in writing delivered to Broker by certified mail with return receipt. The time
36 period of this listing has been determined as the result of negotiations between the Broker and Owner. This listing shall not be terminated unless
37 all of the above requirements have been exercised. After the termination of this agreement or any extension thereof, the Broker's authority shall
38 continue as to any outstanding offers pending at the time of such termination. If within one year of the termination of this agreement, the Owner
39 enters into an Agreement of Sale or transfers/exchanges the property with any person to whom the property was shown, presented or submitted
40 by the Broker, the sale or transfer shall be conclusively presumed to have been made by the Broker and the commission shall be paid by
41 Owner to the Broker. However, should the Owner terminate the Agreement in accordance with the termination clause above, and enter into a
42 West Penn Multi-List, Inc. Commercial Listing Contract with another subscriber of West Penn Multi-List, Inc., then the subsequent Broker will be
43 paid the commission by Owner.
44 COMMISSION - THE RATE OF COMMISSION OR FEE FOR THE SALE, LEASE OR MANAGEMENT OF REAL ESTATE IS NEGOTIABLE.
45 THE COMMISSION OR FEE FOR PROFESSIONAL SERVICES UNDER THIS CONTRACT HAS BEEN DETERMINED AS A RESULT OF
46 NEGOTIATIONS BETWEEN THE BROKER AND OWNER.
47 IN THE EVENT OF A SALE, TRANSFER OR EXCHANGE OF THE PROPERTY LISTED HEREIN BY WHOMSOEVER MADE OR EFFECTED,
48 INCLUDING THE OWNER, OR IF BROKER PROCURES A PURCHASER READY, WILLING, AND ABLE TO BUY THE PROPERTY AT
49 THE LISTING PRICE WITHIN THE PERIOD OF TIME THIS CONTRACT IS IN FORCE, THE OWNER AGREES TO PAY THE BROKER A
50 COMMISSION OF 10 % PERCENT OF THE SELLING PRICE OR: _____ AN INSTALLMENT SALE, JOINT VENTURE,
51 STOCK TRANSFER, OPTION OR PARTNERSHIP AGREEMENT SHALL ALL BE DEEMED TO BE TRANSFERS SUBJECT TO THE PAY-
52 MENT OF A COMMISSION. IF OPTION MONEY IS RECEIVED BY A SELLER AND THE OPTION IS NOT EXERCISED, BROKER SHALL BE
53 ENTITLED TO _____ OF THE OPTION MONEY. IN THE EVENT THAT THE PROPERTY HEREIN LISTED SHALL BE LEASED
54 DURING THE TERM OF THIS CONTRACT BY THE BROKER OR BY THE OWNER OR ANY OTHER PERSON, THE OWNER AGREES TO
55 PAY BROKER A COMMISSION OF _____ PERCENT OF THE GROSS LEASE VALUE. THIS COMMISSION SHALL BE EARNED AND
56 PAYABLE IN FULL AT THE TIME OF SIGNING THE LEASE OR _____. IN THE EVENT THIS LISTING IS
57 PLACED UNDER LEASE AND THE PROPERTY IS SUBSEQUENTLY SOLD TO THE TENANT DURING THE TERM OF THE LEASE OR
58 ANY RENEWAL, THEN THE AGREED COMMISSION SHALL BE DUE BROKER.

The Seller's Initials and date are required to appear on this page for processing:

Date _____

6/7

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West Penn Multi-List Commercial Listing Contract

PAGE 2

* 724-335-6699
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60 the Property, or if the buyer/tenant is unable to buy or rent because of failing to do the things required of the buyer/tenant in the Agreement of Sale
61 or Lease, Owner will pay Broker:

- 62 A. _____ off from monies paid by buyer/tenant on account of the transaction, including but not limited to, extension fees,
63 option payments, liquidated damages, judgements, etc., OR
64 B. Broker's Fee, whichever is less.

65 DEPOSIT MONEY - Broker, or any person Owner and buyer name in the Agreement of Sale, will keep all deposit monies paid by or for the buyer
66 in an escrow account. If held by Broker, this escrow account will be held as required by real estate licensing laws and regulations. Owner agrees
67 that the person keeping the deposit monies may wait to deposit any uncashed check that is received as deposit money until Owner has
68 accepted an offer.

69 CONFLICT OF INTEREST - A conflict of interest is when Broker and Licensee has a financial or personal interest where Broker or Licensee
70 cannot put Owner's interests before any other. If the Broker, or any of Broker's salespeople, has a conflict of interest, Broker will notify Owner in
71 a timely manner.

72 ADVANCE FUNDS - OWNER agrees to advance Broker the sum of \$_____ for promotional items, such
73 as brochures, prospectus, mailings, pictures, visual or audio presentations or other similar matters. Broker will periodically provide OWNER with
74 an accounting of all disbursements from these funds and any such money expended is nonreimbursable to OWNER. In the event no sale or
75 lease is consummated, any unused funds will be returned to OWNER.

76 POSSESSION AND TITLE - Possession of the property is to be given to purchaser at closing. The undersigned represent that they are the sole
77 OWNERS of the listed property and agree to convey the property to the purchaser by general warranty deed, clear of all liens and encumbrances,
78 SUBJECT to the following: (a) building and use restrictions of record; (b) vehicular or pedestrian easements of record affecting the property and
79 being contiguous to the front, rear or side lot lines; (c) water, sewer, gas, electric, cable television and telephone lines or easements therefore
80 of record or as presently installed, provided, however, that said lines or easements shall not adversely affect the use of the property for commercial
81 purposes or at any time require the removal or alteration of the presently existing buildings, or appurtenant structures thereon; (d) prior grants,
82 reservations or leases of coal, oil, gas, or other minerals as shown by instruments of record; and (e) easements apparent upon inspection of the
83 property.

84 SIGN, KEY AND LOCK BOX - The OWNER grants unto Broker the right to post "for sale" signs upon the property. If a key to the premises is
85 given to the Broker and/or a lock box is placed on the premises, it is understood and agreed that the OWNER retains responsibility for the entire
86 care, maintenance and control of the premises during the term of this contract. The OWNER agrees that none of the subscribers of the West
87 Penn Multi-List, Inc., or their agents shall be responsible for any damage to the property or any loss or theft of personal goods from the property
88 unless it can be shown that such damage, loss or theft was directly committed by them.

89 NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA - Federal and state laws make it illegal for Owner,
90 Broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS
91 (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS,
92 or the FACT OF RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell,
93 show, or rent properties, loan money, or set deposit amounts, or as reasons for any decision relating to the sale of property.

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95 judgment) against a Pennsylvania real estate licensee because of fraud, misrepresentation, or deceit in a real estate transaction. The fund
96 repays persons who have not been able to collect the judgment after trying all lawful ways to do so. For complete details about the Fund, call
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