

401-314-6109

info@newporttimesharesrus.com

I/we hereby authorize Newport Timeshares R us to sell my timeshare for a 30% marketing and sales commission on the terms and conditions set forth herein. THIS IS AN EXCLUSIVE AGREEMENT. IF I/WE DO SELL ON OUR OWN, I/WE AGREE TO CONTACT Newport Timeshares R us IMMEDIATELY IN WRITING TO TAKE MY/OUR UNIT OFF THE MARKET and I/we further understand that if I/we do sell it ourselves, I/we know I/we are obligated to pay Newport Timeshares R us the marketing commission of 20% (less the sales commission of 10%) or \$1,000 whichever is greater to compensate Newport Timeshares R us for advertising costs on our behalf. Closing costs Of \$800, paid by the buyer and seller as follows. Buyer pays \$500 on closing cost and seller pays \$300.

I/we hereby authorize Newport Timeshares R us to accept a deposit on the purchase price pending our approval if less than asking. If at or over asking, I/we understand I/we are not obligated by RI law to accept the offer, however, I/we understand we ARE obligated to pay Newport Real Estate their commission. Should a sale of said property be made after the expiration of this agreement to a party with whom Newport Timeshares R us has negotiated, within 180 days after my property has been transferred to such party, I/we agree to compensate Newport Timeshares R us as stated herein.

This listing agreement expires one (1) year from this date. Unless this agreement is terminated in writing by either party, this agreement will continue year to year. I/we confirm that all resort member benefits will transfer to the new owner upon closing, there are (or will be) no liens against my/our property and my/our maintenance fees are or will be paid in full. Copies of my/our deed and any applicable liens and/or mortgage discharges are attached. I/we will submit my/our condominium documents to Newport Timeshares R us for forwarding to the buyer upon notification of receipt of the balance due from the buyer.

Resort \_\_\_\_\_ Unit/Apt. # \_\_\_\_\_ Bldg. # \_\_\_\_\_ Wk. # \_\_\_\_\_ Floor# \_\_\_\_\_

Original Price \$ \_\_\_\_\_ Asking Price \$ \_\_\_\_\_ Negotiable Yes \_\_\_\_\_ No \_\_\_\_\_

***Next use week check in date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Ck in on Day of the week: \_\_\_\_\_***

Unit Sleeps \_\_\_\_\_ Maintenance \$ \_\_\_\_\_ My Exchange: Circle >> None or RCI / II

Seller Name(s) 1) \_\_\_\_\_ 2) \_\_\_\_\_

SS#'s for RI Taxes 1) \_\_\_\_\_ 2) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

Day Phone \_\_\_\_\_ Evening Phone \_\_\_\_\_

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Email address \_\_\_\_\_@\_\_\_\_\_

How did you hear about us? \_\_\_\_\_

Total spent on selling to date \$\_\_\_\_\_ for Tax Deduction Purposes.

**I HEREBY AUTHORIZE Newport Timeshares R us TO PLACE THIS LISTING WITH MLS.**

I further agree to have NO DIRECT CONTACT with a Newport Timeshares R us renter and/or buyer.  
**Circle One For Rental Availability - Yes / No OPEN Rental Agreement:** Newport Timeshares R us will be held harmless by owner and renter and a 20% rental commission is agreeable on nightly rates of

Weekly Rate of \$ \_\_\_\_\_ # of nights starting day \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date Seller Signature Seller Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date Broker or Authorized Representative Printed Name

Broker's address: 9 Ledyard Street, Newport RI 02840