

Simon Real Estate, LLC

985-395-7878

Authorization to Sell Agreement

Dated: 9-3-2019

Between Gerald & Penny Crappell
(owner)

And

Simon Real Estate, LLC, P.O. Box 1988 Patterson, Louisiana, for sale of real estate at 3061 Hwy 70 Stephenville, LA for the price and sum of (\$ 85,000) or for whatever price and terms as may hereafter be agreed upon.

I the undersigned owner hereby employ Simon Real Estate, LLC as the sole and exclusive agent irrevocably for a period of six (6) months from the date hereof, for the sale of premises described above, and agree to pay said Simon Real Estate, LLC a commission of six (6) per cent or 6 six with a minimum commission of \$2,500.00 on the gross consideration price upon the sale, exchange or transfer, or upon the exercise of an option to purchase clause in a lease, whether made by myself or by any other person during the above mentioned term of employment, or any extension or renewal thereof.

The authority of Simon Real Estate, LLC shall terminate at the expiration of the above term, unless renewed, without any further liability on the part of the owner unless the sale, transfer or exchange of the above property is made or effected directly or indirectly by me, the undersigned owner, or through any agent, within a period of six (6) months from the expiration of this employment contract, or any extension or renewal thereof, to any person or persons with whom Simon Real Estate, LLC has been negotiating or dealing for the sale, transfer or exchange of said property, in which event, the owner agrees to pay Simon Real Estate, LLC the above commission, which shall become immediately due and payable.

Legal Fees: In the event it becomes necessary for Realtor to retain an attorney to secure payment of the real estate commission provided for in this agreement, in addition to all other sums to which Realtor may be entitled, Realtor shall be entitled to recover costs of suit and reasonable attorney's fees from Owner.

I hereby authorize said Simon Real Estate, LLC to place a (For Sale) sign upon said property, which shall be the only such sign displayed thereon during the term of this contract or any extension or renewal thereof. I also authorize said Simon Real Estate, LLC to advertise above mentioned property in the manner of which Simon Real Estate feels necessary.

All deposits paid upon the purchase price shall be held by Simon Real Estate, LLC in a non-interest bearing escrow or trust account until the act of Sale, at which time this deposit shall be applied to the sales price. This deposit shall not be considered as earnest money.

If the seller requests to remove the said property from the market for what ever reason, the release will only be considered with a written request letter from the owner. At which time the written request is received, the amount owed Simon Real Estate, LLC will become due and payable. This amount could be for advertising expenses, hours spent and or full commission if Simon Real Estate, LLC has a ready, willing, able buyer for the property, contract to sale and or at the discretions of the Broker of Simon Real Estate, LLC. This release will be given only with a one (1) year from the date of the release restriction to sale, transfer, to list property by self, Realtor and or anyone and to any persons.

I Hereby Acknowledge Receipt of A Copy of This Authorization To Sell Agreement:

Expiration Date: 3-3-2020

[Signature]
Owner
[Signature]
Owner

Social Security Number: His: _____
Hers: _____

Other Conditions of the Listing Agreement: _____

- This contract is hereby renewed and extended upon the same exclusive right to sell terms and conditions for a period of _____ from Date _____ To Date _____.

Owner _____ Date/Time _____ Owner _____