

124 Seller is advised that the Property may be sold with the assistance of other Licensees working as buyer agents and
125 that Licensee's company policy is to cooperate with and compensate buyer agents. Buyer agents are Licensees who
126 show the Property to prospective buyers, but who represent only the interests of the buyer. Buyer agents owe duties
127 of trust, loyalty, confidentiality, accounting and disclosure to buyers. All representations made by buyer agents about
128 the Property are not made as the agent of the Seller.
129

- 130 **3. Limited Agency Authorization.** Licensee or the principal or managing broker may represent Buyer as a buyer agent.
131 If such a Buyer wishes to see the Property, Licensee has agency duties to both Seller and Buyer, and those duties
132 may be different or even adverse. Seller knowingly consents to Licensee acting as a limited agent for such showings.
133

134 If limited agency arises, Licensee **shall not disclose** the following without the informed consent, in writing, of both
135 Seller and Buyer:
136

- 137 (a) Any material or confidential information, except adverse material facts or risks actually known by Licensee
138 concerning the physical condition of the Property and facts required by statute, rule, or regulation to be
139 disclosed and that could not be discovered by a reasonable and timely inspection of the Property by the parties.
140 (b) That a Buyer will pay more than the offered purchase price for the Property.
141 (c) That Seller will accept less than the listed price for the Property.
142 (d) Other terms that would create a contractual advantage for one party over another party.
143 (e) What motivates a party to buy or sell the Property.
144

145 In a limited agency situation, the parties agree that there will be no imputation of knowledge or information between any party and
146 the limited agent or among Licensees.
147

148 Seller acknowledges that Limited Agency Authorization has been read and understood. Seller understands that Seller does not
149 have to consent to Licensee(s) acting as limited agent(s), but gives informed consent voluntarily to limited agency and waives
150 any claims, damages, losses, expenses, including attorneys' fees and costs, against Licensee(s) arising from Licensee(s)' role
151 of limited agent(s).
152

- 153 **(I) SELLER AUTHORIZATION AND COOPERATION.** Seller agrees to provide Broker with the required information necessary
154 for entry into a MLS, Internet or other advertising media, to include electronic media and the use of any exterior/interior photos, if
155 applicable. Seller will cooperate with Broker by permitting the Property to be shown at reasonable times and authorizes Broker to place and
156 remove "For Sale" and other signs on the Property.
157

- 158 1. Seller authorizes Broker and cooperating brokers, buyer brokers, Broker's personal assistants, contractors, inspectors,
159 appraisers and others reasonably necessary to market the Property to enter the Property. Seller acknowledges that a buyer may
160 enter the Property with contractors, inspectors or appraisers without being accompanied by Broker.
161 2. Seller will provide Broker with key(s) necessary to access the Property.
162 3. Seller authorizes Broker to have duplicate keys made.
163 4. Seller agrees not to rent or lease the Property during the term of this Listing Contract without written notification to
164 Broker.
165 5. Seller agrees that Broker may work with buyer brokers to assist in performing Broker's duties according to the
166 terms of this Listing Contract.
167 6. Seller authorizes Broker to disseminate all listing information as well as the price and terms of financing on a closed
168 sale to members of the Indiana Association of REALTORS®, Inc., to other brokers upon request and to a MLS, Internet or
169 any advertising media, if applicable, for publication.
170 7. Seller authorizes its utility companies to divulge all utility information to Broker and to provide copies of utility
171 statements, if requested. Seller's utility companies are as follows: _____
172 _____
173 8. Seller authorizes its lending institution to divulge all mortgage information to Broker and to provide copies of the
174 note and mortgage, if requested. Seller's lending institution is _____
175 _____ and the mortgage loan number is _____
176 9. Seller **does** **does not** authorize Broker to disclose the existence of multiple offers to Buyer.
177

178 If Seller's mortgage is subject to a pre-payment penalty, Seller agrees to give timely written notice to Seller's lender
179 that the mortgage is to be pre-paid from the sale proceeds of the Property. It is acknowledged that Seller's failure to
180 give this notice may result in a pre-payment penalty to be paid by Seller.
181

- 182 **(J) LOCKBOX/KEY AUTHORIZATION/USE.** To facilitate access to the Property, a lockbox installation **is** **is not**
183 authorized, subject to the following acknowledgments/conditions:
184

- 185 1. Seller will provide keys.
186 2. Seller will safeguard valuables.
187 3. Seller acknowledges Broker is not an insurer of Seller's real estate and personal property and waives claims against
188 Broker and Broker's authorized persons for loss and/or damage to any property pursuant to showing the Property.
189 Seller further agrees to indemnify and hold harmless Broker and all authorized persons from claims by third parties
190 from all loss and/or damage.

(Property Address and/or Initials)