

RR101 – Exclusive Right-to-Sell Listing Contract - Proposed verbiage for Protection Period section

A-9 **PROTECTION PERIOD**

- (a) Protection Period and Prospects List for this Listing Contract. The Protection Period under this Listing Contract is the designated period of time after the expiration or termination of this Listing Contract during which Seller may be obligated to pay Brokerage Firm compensation even after such expiration or termination of this Listing Contract and Brokerage Firm no longer represents Seller as listing agent. The obligation of Seller to compensate Brokerage Firm during the Protection Period is based on the terms and conditions as set forth below.
- (1) The Protection Period for this Listing Contract is \_\_\_\_\_ ( ) calendar days from the expiration or termination of this Listing Contract.
  - (2) Within ten calendar (10) days from expiration or termination of this Listing Contract, Brokerage Firm shall provide a written prospects list of potential buyers to whom the Property was presented during the term of this Listing Contract (Prospects List). If Brokerage Firm fails to submit a Prospects List to Seller within the time provided here, then the Protection Period shall not apply to Brokerage Firm.
  - (3) If during the Protection Period Seller enters into an accepted Purchase Contract, exchange agreement or option agreement to purchase the Property under a Purchase Contract, with any prospect buyer whose name appears on a timely submitted Prospects List as provided in Paragraph \_\_\_(a)(2) above, Brokerage Firm shall be entitled to compensation.
  - (4) Compensation owed to Brokerage Firm under this Protection Period shall be paid pursuant to Paragraph \_\_\_\_\_ above.