

Amendment to Listing Agreement - Commercial Authority to Offer for Sale

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Amendment to Listing Agreement - Commercial

Authority to Offer for Sale

GENERAL USE: This form would be used when a change to a Listing Agreement is to be made.

PROPERTY, PARTY AND LISTING IDENTIFICATION: The first part identifies the property, Seller, Listing Brokerage, Listing numbers and the Listing's existing expiry date.

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS:

BETWEEN:

SELLER:

AND

BROKERAGE:

MLS® NUMBER(S): **L/BR ID. #**

INTERBOARD MLS® NUMBER: **BOARD:**

LISTING EXPIRY DATE:

AMENDMENT DETAILS: This Form sets out the details of the amendments to take effect. The first amendment area is for a change to the Listing Price. The second amendment area is to change the expiry date of the Listing. Important to note that the calculation of time period is from the commencement date in the original Listing Agreement. Listing periods exceeding six months require specific acknowledgement.

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1.	LISTING PRICE:		
	Current Listing Price.....	New Listing Price.....	(Seller's Initials)
2.	EXPIRY DATE:		
	Current Expiry Date.....	New Expiry Date.....	(Seller's Initials)
	Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3.	OTHER AMENDMENT(S):		
	a)		(Seller's Initials)
	b)		(Seller's Initials)

REMAINING TERMS: Except for the terms amended above, all the other terms of the Listing Agreement remain the same.

All other terms and provisions of the Agreement remain in full force and effect.

IMPORTANT DATES AND BROKERAGE TO NOTIFY: Since this is an amendment to an existing agreement it must be signed before the existing agreement expires. Further, if it is an MLS® Listing, the Listing Brokerage agrees to follow the Real Estate Board's rules and regulations as they apply to notification to the Real Estate Board.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® Listing.

AMENDMENT IN EFFECT: This amendment does not take effect until everyone has signed and initialed where necessary.

This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialed where applicable.

DEFINITIONS: There are definitions to reflect that certain words such as Seller includes the word Vendor.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s) The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNATURES OF PARTIES: Each of the parties acknowledges having received a copy and this document is signed under seal.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

.....	●
(Seller)	(Seal)	(Date)		(Print Name of Person Signing)
.....	●
(Seller)	(Seal)	(Date)		(Print Name of Person Signing)

SPOUSAL CONSENT: Where spousal consent is necessary this is where the spouse would sign.

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

.....	●
(Spouse)	(Seal)	(Date)		(Print Name of Person Signing)

BROKERAGE SIGNATURE: Similar to the Listing Agreement, this Form to amend requires signature binding the Brokerage .

.....	●
(Name of Brokerage)	(Seal)	(Date)		(Print Name of Person Signing)
.....	
(Authorized to bind the Brokerage)		(Date)		(Print Name of Person Signing)

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