



CONFIRMATION OF AGENCY STATUS

1 Every real estate licensee is required to disclose licensee's agency status in a real estate transaction to any buyer or seller
2 who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of
3 this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must
4 be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers
5 and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this
6 transaction:

7 The real estate transaction involving the property located at:
8 5327 Big East Fork Franklin TN 37064
9 PROPERTY ADDRESS

10 SELLER NAME: <u>Jonathan Oppenheimer</u>	BUYER NAME: _____
11 LICENSEE NAME: <u>Cindy A Garvey</u>	LICENSEE NAME: _____
12 in this consumer's current or prospective transaction is	in this consumer's current or prospective transaction
13 serving as:	is serving as:
14 <input type="checkbox"/> Transaction Broker or Facilitator.	<input type="checkbox"/> Transaction Broker or Facilitator.
15 (not an agent for either party).	(not an agent for either party).
16 <input type="checkbox"/> Seller is Unrepresented.	<input type="checkbox"/> Buyer is Unrepresented.
17 <input type="checkbox"/> Agent for the Seller.	<input type="checkbox"/> Agent for the Buyer.
18 <input checked="" type="checkbox"/> Designated Agent for the Seller.	<input type="checkbox"/> Designated Agent for the Buyer.
19 <input type="checkbox"/> Disclosed Dual Agent (for both parties),	<input type="checkbox"/> Disclosed Dual Agent (for both parties),
20 with the consent of both the Buyer and the Seller	with the consent of both the Buyer and the Seller
21 in this transaction.	in this transaction.

22 This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to**
23 **purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a**
24 **property without an agency agreement) prior to execution of that listing agreement.** This document also serves as
25 confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services
26 were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any
27 complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of
28 limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710
29 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not**
30 **constitute an agency agreement or establish any agency relationship.**

31 ***BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE FULLY NEGOTIABLE.***

32 By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor® acting as
33 Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code
34 of Ethics and Standards of Practice.

35 <u>Jonathan Oppenheimer</u>	_____	_____	_____
36 Seller Signature Jonathan Oppenheimer	Date	Buyer Signature	Date
37 _____	_____	_____	_____
38 Seller Signature	Date	Buyer Signature	Date
39 <u>Cindy A Garvey</u>	_____	_____	_____
40 Listing Licensee Cindy A Garvey	Date	Buyer Broker Licensee	Date
41 <u>United Country Real Estate - L</u>	_____	_____	_____
42 Listing Firm		Buyer Broker Firm	

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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**EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT
(Designated Agency)**

1 **BROKER (listing company):** United Country Real Estate - L
 2 **ADDRESS OF COMPANY:** 4151 Old Hillsboro Road Franklin TN 37064-9520
 3 **OWNER/SELLER ("Seller" or "Client"):** Jonathan Oppenheimer
 4 **ADDRESS OF OWNER/SELLER:** _____

5 In consideration of Broker's Agreement to find a ready, willing, and able Buyer and other valuable consideration, the receipt
 6 and sufficiency of which is hereby acknowledged, the undersigned Seller hereby grants Broker the Exclusive Right to Sell the
 7 hereinafter described Property in accordance with the following terms and conditions:

8 **1. PROPERTY ADDRESS/LEGAL DESCRIPTION:**
 9 5327 Big East Fork (Address) Franklin (City), Tennessee,
 10 37064 (Zip), as recorded in Williamson County Register of Deeds Office, _____ deed
 11 book(s), _____ page(s), and/or _____ instrument number and further described as:
 12 _____
 13 together with all fixtures, landscaping, improvements, and appurtenances, all being hereinafter collectively referred to as
 14 the "Property".

15 A. **Included** as part of the Property (if present): all attached light fixtures and bulbs including ceiling fans; permanently
 16 attached plate-glass mirrors; heating, cooling, and plumbing fixtures and equipment; all doors, storm doors and
 17 windows; all window treatments (e.g. shutters, blinds, shades, curtains, draperies) and hardware; all wall-to-wall
 18 carpet; range; all built-in kitchen appliances; all bathroom fixtures and bathroom mirrors; all gas logs, fireplace doors
 19 and attached screens; all security system components and controls; garage door opener and all (at least ___) remote
 20 controls; any wired electric vehicle wall charging stations; swimming pool and its equipment; awnings; permanently
 21 installed outdoor cooking grills; all landscaping and all outdoor lighting; mailbox(es); attached basketball goals and
 22 backboards; TV mounting brackets (inclusive of wall mount and TV brackets but excluding flat screen TVs); antennae
 23 and satellite dishes (excluding components); central vacuum systems and attachments; and all available keys, key
 24 fobs, access codes, master codes or other methods necessary for access to the Property, including mailboxes and/or
 25 amenities.

26 B. Other items that remain with the Property at no additional cost to Buyer:

29 C. Items that shall **NOT** remain with the Property:

32 **D. Leased Items:** Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):
 33 _____
 34 If leases are not assumable, it shall be Seller's responsibility to pay balance.

35 **2. THE LISTING PRICE:** \$ 2,296,000.00 (Two Million Two Hundred Ninety-Six Thousand Dollars)

36 **3. TERM:** This Agreement shall be valid from the date this Agreement is fully executed by all parties (the "Effective Date")
 37 through August 31st, 2026 ("Listing Expiration Date"). If a contract to purchase, exchange, or lease is
 38 signed before this Agreement expires, the term hereof shall continue until final disposition of Purchase and Sales
 39 Agreement, exchange agreement, or lease agreement.

40 **Marketing of Property Commencement Date:** Seller directs Broker to commence marketing of the Property for sale
 41 to the general public on the Effective Date OR
 42 on the _____ day of _____, 20____.

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43 **Carry-Over Clause.** Should the Seller contract to sell or exchange, or contract to lease the Property within _____
44 days after the Listing Expiration Date of this Agreement to any Buyer/Tenant (or anyone acting on Buyer's/Tenant's
45 behalf) who has been introduced to the Property, directly or indirectly, during the term hereof, as extended, the Seller
46 agrees to pay the compensation as set forth below. This includes but is not limited to any introduction or exposure to
47 Property by advertisements or postings appearing in any medium which originated as a result of listing the Property with
48 Broker. This carry-over clause shall not apply if the Property is listed with another licensed real estate broker at the time
49 of such contract.

50 **4. POSSESSION OF PROPERTY to be delivered: Date of Deed** _____

51 **5. TERMS of sale acceptable to Seller (such as FHA, VA, Conventional, etc.):** _____

52 **6. SELLER CONCESSIONS:** Seller is hereby notified that a buyer may request certain concessions in any offer to purchase.
53 These concessions may include items such as home warranty, repairs, money toward buyer's closing expenses, buyer
54 broker compensation, etc. All such concessions are purely negotiable within a purchase and sale agreement.

55 **7. COMPENSATION: BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE**
56 **FULLY NEGOTIABLE.**

57 **Compensation to Broker for Sale:** A total of \$ _____, or 5 % compensation based on the total
58 sales price which shall be paid by Seller to Broker in readily available funds on the date of closing of Property as evidenced
59 by delivery of warranty deed and payment of purchase price which includes, but is not limited to, payment of purchase
60 price in full, execution of a 1031 exchange, execution of a deed of trust, or execution of a promissory note (the "Closing").
61 In any exchange of the Property, Seller consents to Broker receiving compensation from both parties based upon the value
62 of both properties.

63 **Cooperating Compensation:** Broker is authorized to offer a cooperative compensation in the amount of
64 \$ _____ or 2.5 % of Selling Price/monthly rental amount to a Buyer Broker/Agent or Facilitator
65 (an agent who is representing the interests of and/or is working with the Buyer/Tenant) who is the procuring cause of the
66 transaction. **This amount shall be taken from the amount agreed to be paid to Listing Broker.**

67 **Compensation to Broker for Lease:** In the event that the Property is leased during the term of this Agreement, Seller
68 agrees to pay a total of \$ _____, or 0 % compensation based upon the monthly rental amount
69 which shall be paid by Seller to Broker in readily available funds within five business days of rent being due under the
70 terms of said lease. Said compensation shall be paid by Seller to Broker and shall continue for the duration of the lease
71 agreement with compensation being paid to Broker within five business days of rent being due under the terms of the lease.
72 This obligation to pay said compensation shall survive the natural termination of this Agreement. In the event that the
73 Property is sold during the term of any lease agreement reached under this Agreement or any carry-over period described
74 herein, Seller agrees to pay Broker at the time of Closing any remaining compensation based upon future rental payments
75 and/or any compensation that may be due under the terms of this Listing Agreement.

76 In the event that a ready, willing, and able Buyer (or Tenant) is produced and a contract results, the Seller is obligated to
77 compensate Broker in the event that Seller unlawfully fails to close or to fulfill lease terms by Seller's breach of the
78 Purchase and Sale Agreement or lease agreement. In the event this occurs, Seller agrees to compensate Broker in an
79 amount equal to the compensation which would have been due and owing Broker had the transaction closed or the lease
80 been fulfilled. Such compensation shall be payable without demand. Should the Broker consent to release the Listing
81 prior to the expiration of the term of this Agreement or any extensions, Seller agrees to pay all costs incurred by Broker to
82 market Property or other amount as agreed to by the parties as a cancellation fee, in addition to any other sums that may
83 be due to Broker. Seller agrees to pay all reasonable attorney's fees together with any court costs and expenses which real
84 estate firm incurs in enforcing any of Seller's obligations to pay compensation under this Listing Agreement. The parties
85 hereby agree that all remedies are fair and equitable and neither party shall assert the lack of mutuality of remedies as a
86 defense in the event of a dispute.

87 **8. RESPONSIBILITIES AND RIGHTS OF THE PARTIES.**

88 Broker is hereby granted the authority to advertise this listing on the Internet. Broker is additionally permitted to file this
89 listing with any Multiple Listing Service (MLS) or similar service(s) of which Broker is a member. Seller understands
90 and agrees that by placing the listing on the MLS or these similar services, the listing may be included in a searchable
91 database provided by the MLS or similar service which can be viewed on other agents' websites. Seller also agrees that
92 the listing may also appear on publicly accessible websites sponsored by and/or affiliated with the MLS, the local
93 association of Realtors®, or similar listing services and those who lawfully receive listing information from said entities.
94 Broker shall provide timely notice to MLS of status changes and shall use best efforts to produce a Buyer. Broker is
95 authorized to communicate any offer of cooperating compensation to prospective Buyer Brokers or Facilitators and may
96 divide compensation with other real estate licensees for cooperation in connection with the sale or lease of the Property.
97 Seller shall assist Broker in any reasonable way in selling Property and shall refer to Broker all inquiries regarding this

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98 Property during the term of the Agreement, and any extensions or renewals thereof, and authorizes Broker to provide final
 99 sales information to the MLS for the purpose of compiling comparable sales data reports.

100 Broker is authorized to place a real estate sign and lock box on the Property and to remove all other real estate signs; to
 101 disseminate the Tennessee Residential Property Condition Disclosure, Disclaimer, Exemption, or Tennessee Residential
 102 Property Disclosure form and the Multiple Listing Profile Sheet as well as the Lead-Based Paint Disclosure form (if
 103 required by law and if such information is not otherwise disseminated); to exhibit said Property to any prospective Buyer;
 104 and to have interior/exterior photographs/videos taken, and/or audio recorded for the creation of any advertising materials
 105 of said Property to be used and distributed in promoting the sale and to use same to advertise the Property on the Internet
 106 or other broadcast media; and to do such advertising as Broker deems appropriate. In the event that Seller provides
 107 photographs, videos or other copyrightable materials to Broker, Seller grants Brokers a nonrevocable license to such
 108 material and the authority to grant license to Broker’s MLS for storage; reproduction, compiling and distribution of said
 109 material. Seller shall allow the Property to be shown at all reasonable hours and otherwise cooperate with Broker.

110 Seller agrees that Broker is authorized to receive on behalf of Seller all notices, offers, and other documents incidental to
 111 the offering and sale of the Property which is covered by this Agreement. Seller agrees that such receipt by Broker may
 112 be deemed to be receipt by Seller if such documents so provide or if the law so requires. Seller agrees to keep Broker
 113 informed of Seller’s whereabouts in order for Broker to promptly forward all such notices, offers and other information to
 114 Seller. In response to inquiries from Buyers or cooperating brokers, Broker shall follow Seller’s lawful instructions on the
 115 disclosure of the existence of any offer and/or disclosure of terms and conditions of any offer. (Code of Ethics Standard of
 116 Practice 1-15)

117 In the event a Buyer is found for said Property during the period above set out, on the terms and at the price specified
 118 herein, or for a price and upon terms agreeable to Seller, Seller further agrees to convey said Property by warranty deed to
 119 such Buyer, free from all assessments, liens and encumbrances, but subject to all restrictions of record, if any. Property is
 120 offered without regard to race, creed, color, religion, sex, handicap, familial status or national origin. A request from Seller
 121 to observe discriminatory requirements in the sale or lease of the Property shall not be granted since it is a violation of the
 122 law.

123 **9. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (“FIRPTA”) DISCLOSURE.**

124 *Seller is hereby notified to consult with Seller’s own closing attorney and tax professional concerning the applicability*
 125 *of the Foreign Investment in Real Property Tax Act (“FIRPTA”) which may require tax withholding to be collected*
 126 *from Seller at the Closing of any sale of the Property. Examples of this may include if Seller can be classified as one*
 127 *of the following:*

- 128 *Non United States citizen;*
- 129 *Non resident alien; or*
- 130 *Foreign corporation, partnership, trust, or estate*

131 *It is Seller’s responsibility to seek independent tax advice prior to any Closing Date regarding such tax matters.*

132 **10. HOLD HARMLESS AND LIMITATIONS ON BROKER’S AUTHORITY AND RESPONSIBILITY.**

133 Seller agrees to carefully review the information on the Multiple Listing Profile Sheet and to complete either the Tennessee
 134 Residential Property Condition Disclosure, Disclaimer, Exemption, or Tennessee Residential Property Disclosure form
 135 and to sign said documents. Seller also agrees to complete the Lead-Based Paint Disclosure if required by law and said
 136 information has not otherwise been disclosed in writing. Seller has not advised Broker and/or Broker’s affiliated Licensees
 137 (hereinafter “Agents”) of any defects in the Property or the improvements located thereon, except as shall be noted on the
 138 Multiple Listing Profile Sheet and the Tennessee Residential Property Condition Disclosure, Disclaimer, Exemption, or
 139 Tennessee Residential Property Disclosure form signed by the Seller. Seller is not aware of any other defect or
 140 environmental factor which would affect the value of or structural integrity of improvements on the Property or the health
 141 of future occupants. Seller agrees that Seller shall be solely responsible for any misrepresentations or mistakes on the
 142 listing data wherein Seller has supplied such information on the attached Multiple Listing Profile Sheet, Tennessee
 143 Residential Property Condition Disclosure, Disclaimer, Exemption, or Tennessee Residential Property Disclosure form;
 144 the Lead-Based Paint Disclosure (if required by law). Seller further agrees to hold Agents and firm harmless and indemnify
 145 them from any claim, demand, action, liability or proceedings resulting from any omission, alleged omission or
 146 misrepresentation by Seller on said forms and/or for any material fact that is known or should be known by Seller
 147 concerning the Property and that is not disclosed to Agents and to provide for defense costs including reasonable attorney’s
 148 fee for Agents and firm in such an event. Seller is not aware of any other defect, environmental factors or adverse facts
 149 (as defined in Tenn. Code Ann § 62-13-102) concerning the Property.

150 **Seller is responsible for compliance with state or federal law regarding usage of video or audio recording devices**
 151 **while marketing or showing the property. Seller should seek legal advice regarding their rights or limitations**
 152 **related to their actions.**

153 Seller authorizes Broker and/or Broker’s affiliated Licensees to conduct showings or “Open Houses” of the Property. Seller
 154 additionally authorizes Broker and/or Broker’s affiliated Licensees and any duly authorized key holder key entry access
 155 to the Property. Seller also authorizes Broker and/or Broker’s affiliated Licensees to place a lock box on said Property for
 156 the purpose of conducting or allowing cooperating brokers to conduct key-entry showings of this Property. Seller
 157 represents that adequate insurance will be kept in force to protect Seller in the event of any damage, losses or claims arising
 158 from entry to Property by persons through the above use of the key and agrees to hold Broker, its licensees, salespersons
 159 and employees harmless from any loss, theft, or damage incurred as a result of showings, Open Houses or other authorized
 160 entry thereof.

161 Seller acknowledges and agrees that Broker:

- 162 A. May show other properties to prospective buyers who are interested in Seller’s Property;
- 163 B. Is not an expert with regard to matters that could be revealed through a survey, title search, or inspection; for the
 164 condition of the Property, any portion thereof, or any item therein; for any geological issues present on the
 165 Property; for the necessity or cost of any repairs to Property; hazardous or toxic materials; square footage; acreage;
 166 the availability and cost of utilities, septic, or community amenities; conditions existing off the Property that may
 167 affect the Property; uses and zoning of Property, whether permitted or proposed; for applicable boundaries of
 168 school districts or other school information; proposed or pending condemnation actions involving the Property;
 169 the appraised or future value of the Property; termites and wood destroying organisms; building products and
 170 construction techniques; the tax or legal consequences of a contemplated transaction; or matters relating to
 171 financing, etc. Seller acknowledges that Broker is not an expert with respect to the above matters and is hereby
 172 advised to seek independent expert advice on any of these matters which are of concern to Seller;
- 173 C. Shall owe no duties to Seller nor have any authority to act on behalf of Seller other than what is set forth in this
 174 Agreement and the duties contained in the Tennessee Real Estate License Act of 1973, as amended, and the
 175 Tennessee Real Estate Commission Rules; and
- 176 D. May make all disclosures required by law and/or the National Association of Realtors® Code of Ethics.

177 **11. EXPERT ASSISTANCE**

178 While Broker has considerable general knowledge of the real estate industry and real estate practices, Broker is not an
 179 expert in the matters of law, square footage, acreage, home inspections, geological issues, wood destroying organisms,
 180 taxation, financing, surveying, structural conditions, hazardous materials, engineering, etc. Client acknowledges Broker’s
 181 advice to seek professional assistance and advice as needed in these and other areas of professional expertise. If Broker
 182 provides names or sources for such advice or assistance, Broker does not warrant or guarantee the services and/or products
 183 obtained by Client.

184 **12. AGENCY**

185 **A. Definitions.**

- 186 1. **Broker.** In this Agreement, the term “Broker” shall mean a licensed Tennessee real estate broker or brokerage
 187 firm and where the context would indicate, the Broker’s affiliated licensees.
- 188 2. **Designated Agent for the Seller.** The individual licensee that has been assigned by the Managing Broker and is
 189 working as an agent for the Seller or Property Owner in this consumer’s prospective transaction, to the exclusion
 190 of all other licensees in the company. Even if someone else in the licensee’s company represents a possible Buyer
 191 for this Seller’s Property, the Designated Agent for the Seller shall continue to work as an advocate for the best
 192 interests of the Seller or Property Owner. An agency relationship of this type cannot, by law, be established
 193 without a written agency agreement.
- 194 3. **Facilitator/Transaction Broker (not an agent for either party).** The licensee is not working as an agent for
 195 either party in this consumer’s prospective transaction. A Facilitator may advise either or both of the parties to a
 196 transaction but cannot be considered a representative or advocate of either party. “Transaction Broker” may be
 197 used synonymously with, or in lieu of, “Facilitator” as used in any disclosures, forms or agreements. [By law,
 198 any Licensee or company who has not entered into a written agency agreement with either party in the transaction
 199 is considered a Facilitator or Transaction Broker until such time as an agency agreement is established.]
- 200 4. **Dual agency.** The licensee has agreements to provide services as an agent to more than one (1) party in a specific
 201 transaction and in which the interests of such parties are adverse. This agency status may only be employed upon
 202 full disclosure to each party and with each party’s informed consent.

- 203 5. **Adverse Facts.** “Adverse Facts” means conditions or occurrences generally recognized by competent licensees
 204 that have a negative impact on the value of the real estate, significantly reduce the structural integrity of
 205 improvements to real property or present a significant health risk to occupants of the property.
- 206 6. **Confidentiality.** By law, every licensee is obligated to protect some information as confidential. This includes
 207 any information revealed by a consumer which may be helpful to the other party IF it was revealed by the
 208 consumer BEFORE the licensee disclosed any agency relationship with that other party. AFTER the licensee
 209 discloses that licensee has an agency relationship with another party, any such information which the consumer
 210 THEN reveals must be passed on by the licensee to that other party.

211 **B. Duties owed to all Parties to a Transaction.**

212 **Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties**
 213 **to every Buyer and Seller, Tenant and Landlord (collectively “Buyers” and “Sellers”) unless otherwise**
 214 **provided by law:**

- 215 1. To diligently exercise reasonable skill and care in providing services to all parties to the transaction.
- 216 2. To disclose to each party to the transaction any Adverse Facts of which licensee has actual notice or knowledge.
- 217 3. To maintain for each party in a transaction the confidentiality of any information obtained by a licensee prior to
 218 disclosure to all parties of a written agency agreement entered into by the licensee to represent either or both
 219 parties in the transaction. This duty of confidentiality extends to any information which the party would
 220 reasonably expect to be held in confidence, except for information which the party has authorized for disclosure
 221 or information required by law to be disclosed. This duty survives both the subsequent establishment of an agency
 222 relationship and the closing of the transaction.
- 223 4. To provide services to each party to the transaction with honesty and good faith.
- 224 5. To disclose to each party to the transaction timely and accurate information regarding market conditions that
 225 might affect such transaction only when such information is available through public records and when such
 226 information is requested by a party.
- 227 6. To timely account for earnest money deposits and all other property received from any party to a transaction and
- 228 7. A. To refrain from engaging in self-dealing or acting on behalf of licensee’s immediate family, or on behalf of
 229 any other individual, organization or business entity in which licensee has a personal interest without prior
 230 disclosure of such personal interest and the timely written consent of all parties to the transaction, and
- 231 B. To refrain from recommending to any party to the transaction the use of services of another individual,
 232 organization or business entity in which the licensee has an interest or from whom the licensee may receive
 233 a referral fee or other compensation for the referral, other than referrals to other licensees to provide real
 234 estate services, without timely disclosure to the party who receives the referral, the licensee’s interest in such
 235 referral or the fact that a referral fee may be received.

236 **C. Duties owed to Client.**

237 **In addition to the above, the licensee has the following duties to Client if the licensee has become an**
 238 **Agent or Designated Agent in a transaction, pursuant to the Tennessee Real Estate Broker License Act:**

- 239 1. Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement
 240 between the licensee and licensee’s client;
- 241 2. Be loyal to the interests of the client. Licensee must place the interests of the client before all others in negotiation
 242 of a transaction and in other activities, except where such loyalty/duty would violate licensee’s duties to a
 243 customer in the transaction; and
- 244 3. Unless the following duties are specifically and individually waived in writing by a client, licensee shall assist
 245 the client by:
- 246 A. Scheduling all Property showings on behalf of the client;
- 247 B. Receiving all offers and counter offers and forwarding them promptly to the client;
- 248 C. Answering any questions that the client may have in negotiation of a successful purchase agreement
 249 within the scope of the licensee’s expertise; and
- 250 D. Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase
 251 agreement for a successful closing of the transaction.

252 Upon waiver of any of the duties contained in section 11.C.3., a consumer must be advised in writing by such
 253 consumer’s agent that the consumer may not expect or seek assistance from any other licensees in the transaction
 254 for the performance of said duties.

255 **D. Seller’s Authorizations.**

- 256 **1. Appointment of Designated Agent.** Seller hereby authorizes Managing Broker to appoint the Listing Licensee
 257 as Designated Agent for the Seller, to the exclusion of any other licensees associated with Broker. A Designated
 258 Agent for the Seller can and shall continue to advocate Seller’s interests in a transaction even if a Designated
 259 Agent for the Buyer (other than the licensee below) is also associated with Broker. The Managing Broker hereby
 260 appoints Cindy A Garvey to be the Designated Agent to the Seller in this transaction.
- 261 **2. Appointment of Subsequent Designated Agent.** Seller hereby authorizes the Managing Broker, if necessary,
 262 to appoint a licensee, other than the licensee named above, as Designated Agent for the Seller, to the exclusion of
 263 any other licensees associated with Broker. This shall be accomplished through an amendment to this Agreement,
 264 if necessary.
- 265 **3. Default to Facilitator in the event both parties are represented by the same Designated Agent.** The
 266 Designated Agent shall default to Facilitator status for all showings or transactions *involving the same Designated*
 267 *Agent for both the Seller and a prospective buyer*, immediately notifying (verbally) the Buyer and the Seller of
 268 the need to default to this Facilitator status to be confirmed in writing prior to the execution of the contract. Upon
 269 any default to Facilitator status, the former Designated Agent must assume a neutral position and shall not be an
 270 advocate for either the Seller or any prospective buyers.
- 271 **4. Resumption of Agency Status.** In the event that the Designated Agent defaults to a Facilitator status, this
 272 Facilitator status shall only be temporary. The Facilitator status shall only last until any transaction or
 273 contemplated transaction in which the parties are all assisted by the same Facilitator is resolved (either because
 274 the transaction is closed or the transaction or contemplated transaction between these parties is terminated or not
 275 accepted and no further negotiations occur between the parties). At that time, the agent shall immediately revert
 276 to Designated Agency status for the Seller again.

277 **13. EARNEST MONEY/TRUST MONEY.** Broker is authorized to accept from Buyer a deposit as earnest money/trust
 278 money to be applied to the purchase price for the Property. Such deposit is to be held by Broker in an escrow or trustee
 279 account or forwarded to party authorized to hold said funds as set forth in an executed contract for the purchase, lease,
 280 exchange, or option agreement until disbursed in accordance with the terms of said agreement.

281 **14. TITLE.** Seller warrants Seller is vested with good marketable title to the Property with full authority to execute this
 282 Agreement and to sell the Property. Seller shall convey the Property by a good and sufficient general warranty deed.

283 **15. HOME PROTECTION PLAN.**

284 Seller agrees to provide a limited Home Protection Plan at a cost of \$ _____ to be funded at closing.
 285 Plan company: _____

286 **OR**

287 Home Protection waived.

288 **16. OTHER PROVISIONS.**

289 **A. Binding Effect, Entire Agreement, Modification, and Assignment.** This Agreement shall be for the benefit of, and
 290 be binding upon, the parties hereto, their heirs, successors, legal representatives and permitted assigns. This
 291 Agreement may only be assigned with the written consent of both parties. This Agreement constitutes the sole and
 292 entire agreement between the parties hereto and no modification of this Agreement shall be binding unless signed by
 293 all parties or assigns to this Agreement. No representation, promise, or inducement not included in this Agreement
 294 shall be binding upon any party hereto. Any assignee shall fulfill all the terms and conditions of this Agreement.

295 **B. Governing Law and Venue.** This Agreement is intended as a contract for the listing of real property and shall be
 296 governed by and interpreted in accordance with the laws and in the courts of the State of Tennessee.

297 **C. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa;
 298 (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine
 299 shall mean the feminine and vice versa; and (4) the term day(s) used throughout this Agreement shall be deemed to
 300 be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be
 301 determined by the location of Property.

302 **D. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for
 303 any reason, each such portion or provision shall be severed from the remaining portions or provisions of this
 304 Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect.

305 **E. Fair Housing.** Broker and Broker’s affiliated Licensees shall provide services without regard to race, color, creed,
306 religion, sex, handicap, familial status, national origin, sexual orientation or gender identity. A request to observe
307 discriminatory practices in the sale, lease, exchange, or option of property will not be granted.

308 **17. LEGAL DOCUMENTS.** THIS IS AN IMPORTANT LEGAL DOCUMENT CREATING VALUABLE RIGHTS
309 AND OBLIGATIONS. IF YOU HAVE QUESTIONS ABOUT IT, YOU SHOULD REVIEW IT WITH YOUR
310 ATTORNEY. NEITHER THE BROKER NOR ANY AGENT OR FACILITATOR IS AUTHORIZED OR
311 QUALIFIED TO GIVE YOU ANY ADVICE ABOUT THE ADVISABILITY OR LEGAL EFFECT OF ITS
312 PROVISIONS. BY SIGNING THIS DOCUMENT, YOU ARE CERTIFYING THAT YOU HAVE READ AND
313 ACCEPT THESE TERMS AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

314 **18. CONFIDENTIALITY.** Information which Seller authorizes Broker and Broker’s affiliated Licensees to disclose which
315 might otherwise be confidential:
316
317

318 **19. EXHIBITS AND ADDENDA.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are
319 made a part of this Agreement.

320 **Agency**
321

322 **20. SPECIAL STIPULATIONS.** The following Special Stipulations, if conflicting with any preceding section, shall
323 control:
324
325
326
327
328
329
330

331 **NOTE: Any provisions of this Agreement which are preceded by a “□” must be marked if a part of this Agreement.**

332 The party(ies) below have signed and acknowledge receipt of a copy.

333  Cindy A Garvey
334

335 **BY: Broker or Licensee Authorized by Broker**

336 2/20/2026 at _____ o'clock am/ pm

337 **Date**

338 Cindy A Garvey

339 Print/Type Name

United Country Real Estate - L

BROKER/FIRM

4151 Old Hillsboro Road

Address Franklin TN 37064-9520

Phone: 615-599-3676

Email: cindy@leipersfork.com

340 The party(ies) below have signed and acknowledge receipt of a copy.

341  Jonathan Oppenheimer
342

343 **SELLER/OWNER**

344 Jonathan Oppenheimer

345 Print/Type Name

346 2/20/2026 at _____ o'clock am/ pm

347 **Date**

348 Address _____

349 Phone: _____ (H) _____ (Cell)

350 _____ (W) Email: Bigeastfork@gmail.com

SELLER/OWNER

Print/Type Name

_____ at _____ o'clock am/ pm

Date

Address _____

Phone: _____ (H) _____ (Cell)

_____ (W) Email: _____

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