

Revised October 2012
THIS FORM HAS BEEN APPROVED BY THE
KENTUCKY REAL ESTATE COMMISSION FOR
RESIDENTIAL REAL ESTATE TRANSACTIONS.

**(THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT FULLY
UNDERSTAND THE TERMS OF THIS CONTRACT, CONTACT AN ATTORNEY.)**
(Note that all changes to this contract must be initialed, dated, and timed to comply with state license law.)

**RESIDENTIAL REAL ESTATE
EXCLUSIVE RIGHT TO SELL AGENCY CONTRACT**

United Country Real Estate~CLS, Inc.
Real Estate Company

05/09/2026

Date

(1) The term "Broker" as used in this contract shall refer to United Country, Country Living Specialist, Inc. (firm name)

with the Principal Broker being C. Steve Fox

245 N. Wallace Wilkinson Blvd. - Liberty, KY 42539 (address).

The term "Seller" as used in this contract refers to all owners of said property, being: (names and addresses)

1471 HWY 30E, Tyner, KY 40486

(2) In consideration of Broker's agreement to list the below-described property for sale, to use his or her best efforts to find a purchaser, and to perform the additional duties set forth in paragraph 6 below, the Seller hereby grants to the Broker the exclusive right to sell the property located at: (full address)

1471 HWY 30E, Tyner, KY 40486

for the gross price of \$ 135,000.00 (or any lesser amount that the Seller agrees to accept) on the following terms and conditions:

(3) This contract shall begin at 8:00am on May 9th and it shall terminate at midnight on 12/31/2026.

(4) The Seller warrants that he or she is the owner of the property and is authorized to execute this agreement. Seller further agrees to cooperate with Broker in every way possible to bring about a sale of said property and to refer to Broker all inquiries of other brokers, agents and other persons interested in said property. Seller further agrees that all negotiations or dealings shall be with and through the Broker, and the Broker may list this property with cooperating brokers. Seller further agrees that Broker shall have no responsibility with respect to the condition of the property, its management or care.

(5) Seller authorizes Broker to place a "For Sale" sign on the property, to remove all other signs, and to otherwise advertise said property for sale.

(6) The Broker agrees to make a careful inspection of the property, to secure and compile written information with respect thereto and to make an earnest and continued effort to sell said property at the terms hereinabove set forth. Broker further agrees to promote and advertise said property for sale in the manner that in the judgment of Broker will aid in securing prospects for the Seller's property. Broker further agrees to take prospective buyers through said property at convenient times and from time to time advise Seller as to sale conditions upon Seller's request.

(7) TERMINATION:

(a) Neither Broker nor Seller may terminate this contract prior to the termination date set forth above, unless both Broker and Seller agree to the termination in writing or pursuant to the provisions of 7(b).

(b) Unless otherwise agreed in writing, Seller cannot revoke this contract until its termination date without liability for Broker's expenses incurred in promoting the property. Unless otherwise agreed in writing, the premature termination of this contract by Seller shall not operate to eliminate a commission, which accrues to the Broker under Paragraphs 8 and 9 of this agreement.

(c) This contract will be automatically terminated upon the (1) death of the Seller, (2) condemnation or destruction of property, (3) involuntary sale, by foreclosure or otherwise, of property, (4) bankruptcy of either party, or (5) abandonment of the agency by the Broker (in which event Broker may be liable for damages).

(8) COMPENSATION: If said property is sold pursuant to a contract entered into during the term of this agreement by Broker, or as provided in paragraph 9 of this agreement, by Seller or by any other person, Seller agrees to pay Broker a commission of 6% % of the sales price or a flat fee of \$ _____. Broker will offer 3% % of the commission to a Broker representing the Buyer(s).

(9) Broker will provide owner with a list of names of all persons with whom **Broker or any other person** negotiated concerning the above-described property during the period of this listing no later than 120 working days subsequent to the termination date of this agreement. If this property is sold to any person named in this list prior to the relisting of this property, without the services of another Broker, and within 120 days of the termination date of this contract, Seller agrees to pay Broker a commission of 6% %.

(10) TITLE: In the event of sale, Seller agrees to convey to buyer by deed of **General Warranty, a marketable, fee simple title**, such as any title company will insure, excepting easements and restrictions of record.

(11) Broker and Seller acknowledge this property is offered to all **persons without respect to race, color, sex, religion, national origin, handicap/disabilities, or familial status or any other class as protected by law.**

(12) Seller states that the information provided in Paragraph 14 below is **true and correct to the best of Seller's knowledge.** Seller understands that Broker and Broker's Sales Associates will rely on this information in

promoting said property and agrees to hold the Broker and agents harmless for any liability they may incur for utilizing this information in the authorized promotion of Seller's property.

(13) In the event the seller has commenced negotiations with a potential buyer on the effective date of this listing contract, the seller reserves the right to revise the effective date, not to exceed 0 Days days greater than the original effective date.

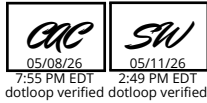
(14) ESCROW DEPOSITS: Broker is authorized to accept deposits on contracts obtained pursuant to this agreement and to deposit same in his or her escrow account; said deposit to be released by Broker at closing or when otherwise authorized under Kentucky Law [KRS 324.111(4) or (6)].

(15) <u>1471 HWY 30E, Tyner, KY 40486</u>		<u>\$135,000.00</u>
Street Address		List Price
<u>Tyner, Jackson</u>		
City and/or County		Subdivision
<u>Modular with Addition - step down</u>		<u>2 (step down) 5 main</u>
Type of Construction		Rooms: 1st floor/2nd floor/3rd floor
<u>1512</u>		<u>1.12 acre +/-</u>
Approx. sq. ft.		Approx. Land Size
<u>2</u>		<u>4</u>
Total No. Bedrooms: 1st floor/2nd Floor		Closets: 1st floor/2nd floor
<u>None, Vinyl Window</u>		<u>\$278.00 annually 2025</u>
Storm Windows		Present City Tax
<u>Yes</u>	<u>Yes - Gas</u>	State and County Tax
	<u>Pillar/Block & Block</u>	<u>Yes</u>
<u>Asphalt</u>		
Laundry	Fireplace	Foundation
		Roof
		Sep. Dining Room
<u>2 car carport & 19 x 48 garage (1 cement floor), 14 x 58 garage (2 dirt floor), Barn shed 30 x 15, Chicken coop 15 x 16</u>		<u>1 (3/4) tub removed</u>
Garage/Carport		No. Baths 1st floor/2nd floor
<u>All measurements are approximant per property owner.</u>		
<u>Yes - Family room</u>		<u>Crawlspace</u>
Family Room/Den-Library		Basement area-Fin./Unfin.
<u>1975 - 1998</u>	<u>Mini Split</u>	<u>No</u>
		<u>Breakfast bar</u>
Approx. age	<u>Central A/C</u>	No. A/C units
		Eat-in Kitchen

Yes _____	Yes _____	Yes _____
Elec. _____	220 _____	Gas _____
Electric/Mini split _____	Propane/Electric _____	City _____
Heating: _____	Fuel/Type _____	Water Heater: Fuel/Cap. _____
None aware of _____		Water _____
Encumbr. _____	Payable to _____	Type Loan _____
126 _____	212 _____	Mo. Payment: PI/PITI _____
Deed Book _____	Page No. _____	Septic _____
		Occupied _____
		Vacant _____
	Tyner Elementary _____	Jackson County Middle & High School _____
Schools: _____	Elem. _____	Middle _____
		High _____
		Parochial _____

(16)(a) Broker shall cooperate with all licensed brokers and agents in securing prospective purchasers, to the extent that such cooperation does not violate Broker's fiduciary duties to Seller, and shall allow other agents to be present at any showings of the property. yes _____ no _____

SELLER'S INITIALS



OR

(b) State the limitations on showings and Broker's cooperation with other licensed brokers and agents: _____

Showings by appointment only, occupied, 24-hour notice, Lockbox at front door, Call listing agent to schedule showing.

(17) Additional Terms: _____

Connie Ann Cavins

Seller

Connie Ann Cavins dotloop verified 05/08/26 7:55 PM EDT VDAS-F1W-XA8D-MDQQ

Date of Signing Time of Signing

1471 HWY 30E, Tyner, KY 40486

Address

606-493-5977

Telephone Number

Shanna Williams

Seller

Shanna Williams dotloop verified 05/11/26 2:49 PM EDT XWBM-2B1W-LG2Y-4QY6

Date of Signing Time of Signing

315 Pinnacle Drive Road, Berea, KY 40403

Address

606-594-2454

Telephone Number

Seller

Date of Signing Time of Signing

Address

Telephone Number

connie.cavins15@gmail.com & shannawilliams0915@yahoo.com

Email address

Steve Fox, United Country, Country Living Specialists, Inc. #236437

Principal Broker

Date of Signing Time of Signing

Address

Telephone Number

Mary Mulholland # 295902

Authorized Agent

Mary W Mulholland dotloop verified 05/11/26 2:54 PM EDT ZLb-FMYB-07MG-ML98

Date of Signing Time of Signing

245 N. Wallace Wilkinson Blvd. Liberty, KY 42539

Address

719-251-5175

Telephone Number

This contract has been approved by the Kentucky Real Estate Commission only as to form. No representation is made as to the legal validity or adequacy of any provision of this contract for any specific transaction.