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# Introduction and Parties

## Introduction

This Listing Agreement (the "Agreement") is made and effective as of August 9, 2025. It establishes the terms and conditions for the exclusive listing and sale of a property. The purpose of this Agreement is to define the responsibilities and obligations of both the listing agent and the seller in facilitating a successful property transaction.

## Parties

### Listing Agent

Docupal Demo, LLC, a company organized under the laws of the United States, with its principal address at 23 Main St, Anytown, CA 90210 ("Listing Agent").

### Seller

Acme, Inc, hereinafter referred to as "ACME-1", a business entity organized under the laws of the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA ("Seller").

## Property Description and Listing Details

### Property Details

The property to be listed under this agreement is located at 3751 Illinois Avenue, Wilsonville, Oregon, 97070, USA. This commercial property is owned by Acme, Inc (ACME-1).



## Listing Price

The agreed-upon listing price range for the property is \$500,000 to \$600,000. The final listing price will be determined based on market analysis and mutual agreement between Docupal Demo, LLC, and Acme, Inc.

## Marketing and Listing Information

Docupal Demo, LLC, will market the property through various channels, including online listings, print advertising, and direct marketing efforts. All marketing materials will accurately represent the property's features and condition. Docupal Demo, LLC will coordinate showings and communicate all offers to Acme, Inc, for consideration.

## Agent Duties and Seller Responsibilities

### Agent's Duties

Docupal Demo, LLC agrees to diligently market the property located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA. This includes creating listings, advertising, and distributing marketing materials. We will arrange and coordinate property showings with prospective buyers and other agents. Docupal Demo, LLC will present all offers to Acme, Inc and will negotiate on your behalf to reach a mutually agreeable sale price and terms. We will also assist with the closing process.

### Seller's Responsibilities

Acme, Inc is responsible for providing accurate and complete information about the property. This includes disclosing any known defects or issues that may affect its value or desirability. Acme, Inc agrees to maintain the property in a presentable condition for showings. This includes ensuring the property is clean, tidy, and accessible to potential buyers and their representatives. Acme, Inc will provide reasonable access to the property for showings, inspections, and appraisals. Acme, Inc is responsible for complying with all applicable laws and regulations related to the sale of the property. This includes providing necessary disclosures and documentation.



# Commission and Fees Structure

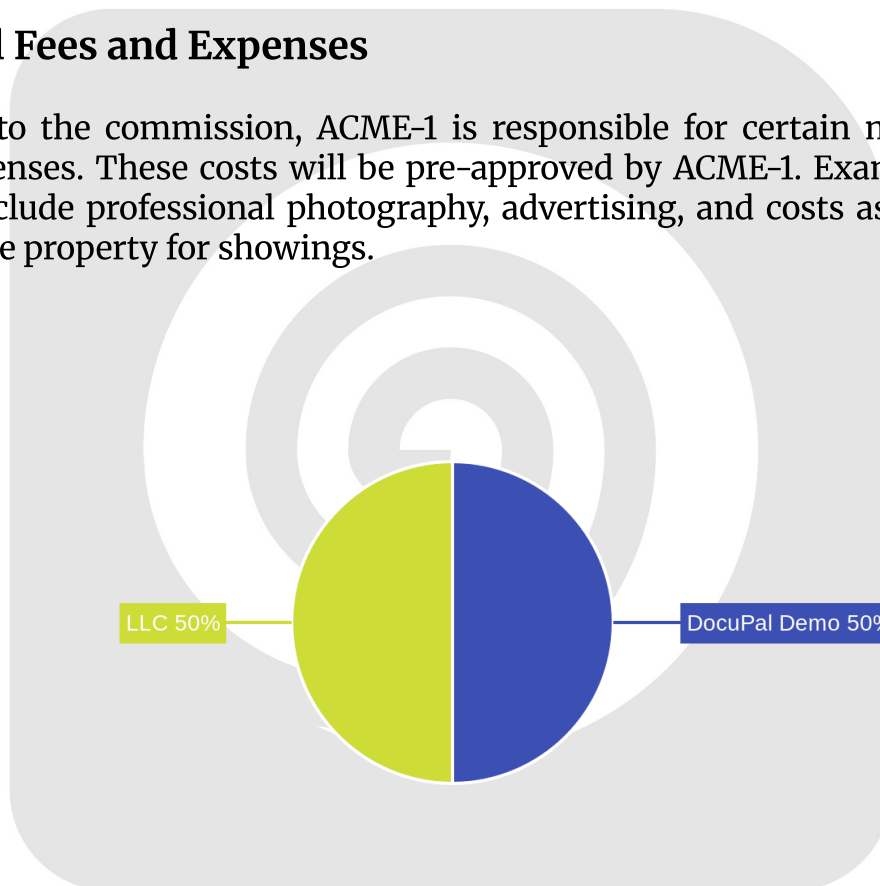
DocuPal Demo, LLC will receive a commission for successfully selling the property. The total commission is 6% of the final sale price.

## Commission Payment

The commission will be paid to DocuPal Demo, LLC at the closing of the sale. Payment will be deducted from the proceeds of the sale before disbursement to ACME-1.

## Additional Fees and Expenses

In addition to the commission, ACME-1 is responsible for certain marketing and staging expenses. These costs will be pre-approved by ACME-1. Examples of these expenses include professional photography, advertising, and costs associated with preparing the property for showings.



# Agreement Term and Termination

## Term

This Listing Agreement will start on August 9, 2025, and continue for six (6) months. The agreement will therefore end on February 9, 2026.

## Renewal

This Agreement may be renewed. To renew, both ACME-1 and Docupal Demo, LLC must agree in writing. This written agreement must be made at least 30 days before the agreement's expiration date.

## Termination

Either party may terminate this Agreement under the following conditions:

- **Breach of Contract:** If either ACME-1 or Docupal Demo, LLC fails to meet their obligations as stated in this Agreement, the other party can terminate the agreement.
- **Mutual Agreement:** ACME-1 and Docupal Demo, LLC can terminate this Agreement at any time if both parties agree to do so in writing.

# Dispute Resolution and Governing Law

## Dispute Resolution

### Mediation

If a dispute arises relating to this Agreement, the parties agree to first attempt to resolve the dispute through mediation. The mediation will take place in Anytown, California, unless both parties agree to a different location. Both parties will share the costs of the mediator equally.



## Arbitration

If mediation does not resolve the dispute, the parties agree to settle the dispute by binding arbitration. The arbitration will be conducted in accordance with the rules of the American Arbitration Association. The arbitrator's decision will be final and binding. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction.

## Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles. The parties agree that any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the state or federal courts located in California.

# Amendments and Additional Clauses

## Amendments

This Agreement may be amended or modified only by a written instrument signed by both Docupal Demo, LLC and ACME-1. Any changes must be formally documented and agreed upon in writing to be effective. Oral agreements or understandings are not binding.

## Additional Clauses (Optional)

The following clauses are included in this agreement only if initialed by both parties:

- **Exclusivity:** If initialed, ACME-1 grants Docupal Demo, LLC the exclusive right to sell the property during the term of this agreement. This means even if ACME-1 finds a buyer independently, Docupal Demo, LLC is still entitled to the agreed-upon commission.
- **Dual Agency:** If initialed, ACME-1 acknowledges that Docupal Demo, LLC may represent both the seller (ACME-1) and a potential buyer. ACME-1 consents to this dual agency arrangement, understanding that Docupal Demo, LLC must act fairly and impartially to both parties.





- **Confidentiality:** If initialed, both parties agree to maintain the confidentiality of sensitive information shared during the term of this agreement. This includes, but is not limited to, financial details, business strategies, and proprietary data. This obligation survives the termination of this agreement.

# Signatures and Acknowledgements

## Signatures

This Listing Agreement is made effective as of August 9, 2025.

**Docupal Demo, LLC**

By: \_\_\_\_\_

Name:

Title:

Date: \_\_\_\_\_

**Acme, Inc**

By: \_\_\_\_\_

Name:

Title:

Date: \_\_\_\_\_

## Acknowledgement

Both parties acknowledge that they have read and understand this Listing Agreement, including all terms and conditions. Each party confirms they are fully authorized to enter into this agreement.





## Notarization

This Listing Agreement must be notarized to be considered fully executed. Each party will secure notarization through a qualified notary public in their respective jurisdiction. The notary public will verify the identity of each signatory and witness their signature. The notarized agreement serves as proof of authenticity and legal enforceability.

## About Us (Reusable Block)

### About DocuPal Demo, LLC

DocuPal Demo, LLC is a real estate agency located at 23 Main St, Anytown, CA 90210, in the United States. We operate under the laws of the United States. Our primary business is to represent clients in the sale of their properties. We act as the listing agent under the terms of this agreement.

### Our Commitment

We are committed to providing professional and diligent service to our clients. Our goal is to achieve the best possible outcome in the sale of your property. We will use our expertise and resources to market your property effectively. We aim to find qualified buyers. We will guide you through each step of the selling process. We ensure a smooth and successful transaction.

### Currency

All financial transactions related to this agreement will be conducted in United States Dollars (USD).

