

JUDICIAL SALE LISTING

TO: [realtor]
[address]

1. You are hereby given authority as an officer of the Court to list for sale [as a package] those lands municipally described as [address] and legally described as follows:

[legal description(s)]

(hereinafter the "Lands").

2. The Lands shall be offered for sale subject to the reservations and exceptions, both statutory and on the title, and to the following:

[list]

3. [if applicable – As part of the sale, the Court shall assign the existing tenancies.]

#. The listing agreement shall be effective from [date] to [date].

#. The listed sale price shall be \$_____.

#. In the event that, as a result of this listing, a purchaser is introduced whose offer is accepted by the Court, you will receive a commission of seven percent (7%) on the first \$100,000.00 and three percent (3%) on the balance of the purchase price, or such lesser amount as agreed to by you, such commission to be payable upon the completion of the sale from the sale proceeds and you are authorized to deduct the aforesaid commission from any deposit which you may be holding in trust at the time of the completion of the sale and confirmation from Counsel for the Plaintiff.

#. In the event that a purchaser, whose offer is accepted by the Court, fails to complete the purchase, you shall be entitled to such amount, if any, as may be ordered by the Court.

#. In the event that, as a result of this listing, a purchaser is introduced to the mortgaged lands but whose offer is NOT ACCEPTED by the Court, and in the event that:

- (a) the Plaintiff, its nominee or representative, takes title to the said lands; and
- (b) within a period of ninety (90) days after taking title sells to the same purchaser,

then you shall be entitled to such amount, if any, as may be ordered by the Court.

#. Within three (3) days of receiving any offer to purchase for or in excess of \$_____, you shall forward a true copy of the said offer to [law firm], the Solicitors for the Plaintiff, who shall, within fifteen (15) days, apply to the Court, on notice, for acceptance or rejection of that offer.

THIS IS A 2-PAGE FORM.