

PERSONAL SERVICE CONTRACT & EXCLUSIVE AUTHORIZATION & RIGHT TO SELL

THIS IS A LEGAL AND BINDING CONTRACT- PLEASE READ CAREFULLY BEFORE SIGNING

Nick & Justine Neade, the undersigned property Seller, hereinafter referred to as "Seller", hereby employs Ray Brasier, RE/MAX Associates of Fairbanks, hereinafter referred to as "Licensee," to be the sole and exclusive Licensee to sell the certain property described as 3873/3875 Peper Road Fairbanks AK 99709, located in the Fairbanks AK 99709.

Seller warrants that property is not currently listed and that Seller is not obligated by a current contract to another real estate Licensee for the services the Seller is retaining Licensee.

Seller hereby warrants that the information for the property supplied to Licensee is true and correct. Seller will provide good and marketable title to said real property that is free from all encumbrances except as noted in the listing date and taxes not yet payable. Interest, taxes, rents, fuel oil, insurance and other items of income or expense will be prorated to the date of closing as applicable.

This contract shall continue irrevocable for the full period beginning March 7th, 2019, to midnight, March 31st, 2020.

Seller agrees to pay Licensee a percentage of the selling price as noted below as compensation if the property is sold or transferred to anyone during the contract period or if sold or transferred within 180 days after expiration of that period to anyone who negotiated during the period of this agreement with Licensee or any other person authorized by Licensee to sell or negotiate for the sale of the property. Seller agrees to refer to Licensee all prospects located by the Seller or who contact the Seller during the listing period.

*Commission owed by Seller:

If buyer is working with Ray Brasier, and completes transaction while working with Ray Brasier: 6 % of Sales price.

Sales price \$ 130,000

Listing side 3 %

Selling side 3 %

Referral fee owed _____ % of _____ side, owed to: _____ . Other terms and conditions: _____

Seller acknowledges that the selling licensee may also receive compensation on the sale from Buyer. If forfeiture by Buyer of deposit paid on account of the purchase price of the property herein occurs, Licensee shall be entitled to one half thereof, but not to exceed the amount of commission agreed to herein. The undersigned Seller hereby grants permission to the Licensee to obtain any information regarding mortgages, taxes, insurance, utilities, and any other encumbrances on this property. Licensee is authorized to accept earnest money deposits to bind a purchaser, to photograph the property and use such photos in marketing, to have access to the property at reasonable hours, to place a sign on the property, and to furnish any and all information contained herein, or acquired elsewhere to lending agencies, appraisers, prospective purchasers and other allied real estate organizations to effect the proposed sale herein. If the property is placed in the MLS, the MLS is not directly or indirectly a part of any contractual relationship with the Buyer or Seller herein. Any pictures, photos, digital and promotional material taken by and/or created by Licensee of and for the property shall belong to the Licensee.

Delivery to the licensee of any transaction document by the licensee representing or providing specific assistance to Buyer constitutes delivery of said documents to the Seller.

Seller hereby certifies that he/she has not made any misrepresentations concerning the described property and that no defects are known to exist that are not disclosed. He/she further states that he/she agrees to hold harmless that above mentioned real estate brokerage and Licensee from any and all damages resulting from any misrepresentation or hidden defects with regards to the property referred to herein, the State of Alaska Residential Real property Transfer disclosure Statement, and the property information profile, if applicable.

HERIN DESCRIBED PROPERTY SELLER ACKNOWLEDGES THAT HE/SHE HAS READ AND RECEIVED A COPY OF THIS AGREEMENT.

DocuSigned by: Nick Neade 3/9/2019
SELLER A39508088D3847C... DATE

DocuSigned by: J. Wend 3/9/2019
SELLER A39508088D3847C... DATE

Ray Brasier 4-4-19
RE/MAX Associates of Fairbanks

RE/MAX Associates of Fairbanks
105 Adak Avenue
Fairbanks, AK 99701

Terms & Conditions
Addendum to Exclusive Authorization &
Right to Sell Agreement

Incorporated to agreement entered into on 03-7-19 between Nick & Destiny Neade hereafter referred to as the Seller, and **Ray Brasier**, RE/MAX Associates of Fairbanks; hereafter referred to as the REALTOR, the following terms are hereby agreed to by all parties;

- 1.) **Maintenance & Repair:** The Seller is responsible for the maintenance, repair, safety, security, utilities and monitoring of the property at all times. If the property is vacant Seller will secure a third party to occasionally check on the property, especially during the winter months. Seller is responsible for keeping the property safe for showings to include plowing driveways or walkways and providing adequate lighting to enter the property.
- 2.) **Utilities:** Seller will not turn off the electric prior to the transfer of ownership. Seller will allow the purchaser to change power over into the purchasers name no later than one working day after recording date. Seller will maintain all utilities and provide insurance to the property through the date of recording.
- 3.) **Minimum Earnest Money:** Seller requests a minimum Earnest Money deposit for purchase offers in the amount of 2 % of listing price of \$ 130,000
- 4.) **Cancellation Policy:** If Seller withdraws the property from the market prior to the agreed expiration date, Seller will pay a cancellation fee to cover Realtors accrued advertising expenses and other costs for a total of not less than \$1,500.00 and no more than the originally agreed commission.
- 5.) **Refusal to sell Property:** Should Realtor secure a qualified and willing Buyer during the listing period, whose offer would net the Seller equivalent to a full price offer with customary terms and Seller chooses not to accept the offer or complete the sale, then seller will owe Realtor the full commission as agreed. See attached customary closing costs/terms worksheet. If there is an accepted offer with terms and conditions that have been accepted by Seller in writing, and Seller refuses to complete transaction, Seller will owe Realtor commission as per listing agreement.
- 6.) **Delivery of documents:** Delivery by the licensee representing or providing specific assistance to one party, of any transaction document, to the licensee representing or providing specific assistance to the other party, constitutes delivery of said document to that party.
- 7.) **Realtor is authorized to show property to multiple prospective Buyers:** Seller acknowledges that Listing Realtor may be available to show the property to a prospective Buyer on any given day or time, and Realtor is authorized to refer said Buyer to other Realtor in such instances. Seller acknowledges that discount given to seller when Realtor is working with Buyer is only applicable if transaction closes and records when Buyer is working directly with **Ray Brasier** or with team member/employee of **Ray Brasier**. Said discount does not apply if selling licensee is a RE/MAX associate but not an employee of **Ray Brasier**.

Additional Terms: _____

SELLER ACKNOWLEDGES THAT HE/SHE HAS READ AND RECEIVED A COPY OF THIS AGREEMENT AND AGREES TO THE TERMS AND CONDITIONS AS SET FORTH IN THIS DOCUMENT.

DocuSigned by:
Nick & Destiny Neade 3/9/2019
Date

DocuSigned by:
D. Neade 3/9/2019
Date

Ray Brasier Licensee 4-4-19
Date

Ray Brasier
105 Adak Avenue
Fairbanks, AK 99701

Ray Brasier
RE/MAX Associates of Fairbanks
105 Adak Avenue
Fairbanks, AK 99701
(907) 452-6387

Addendum to Exclusive Authorization & Right to Sell/Lease Agreement

Nick & Destiny Neade, the undersigned property owner (hereinafter referred to as the "Seller") of real property located at 3873/3875 Pegev Road Fairbanks AK 99709 does hereby authorize the listing licensee (hereinafter referred to as "Licensee") who has listed said real property through a listing date March 7th 2019 to:

- Yes No Licensee is authorized to place said listing in the MULTIPLE LISTING SERVICE of Greater Fairbanks Board of REALTORS® and /or any other MLS, state or nationwide (hereinafter referred to as MLS) at Licensee's sole discretion. The Licensee is authorized to submit the listing information, and any subsequent additions or changes, to said Services
- Yes No Licensee is authorized to place a "For Sale"/"For Lease" sign on property.
- Yes No Licensee is authorized to install a lock-box on property.
- Yes No Licensee is authorized to provide details and sales/lease price information to MLS when property is reported sold/leased after close of escrow, for distribution to members, approved lenders, and appraisers.
- Yes No As Sellers, we wish to withhold our equity information from distribution to MLS Participants.
- Yes No MLS tour of the property is authorized.
- Yes No Licensee is exclusively authorized to advertise property through the use of the internet, newspapers, and other media, at Licensee's sole discretion.
- Yes No Licensee is authorized to disclose to other licensee/buyers the existence of multiple offers.
- Yes No If for Sale: Property is to be shown to financial institution pre-qualified buyers only. Licensee is authorized to make exceptions at Licensee's sole discretion. All offers to be accompanied by a letter of underwriters/pre-approval or loan commitment from Buyer financial institution; contingent only on appraisal and clear title; any other underwriter conditions to be stated from Buyer's financial institution. Buyer to declare financial institution/type of financing and inspector/engineer, if any, at time of making offer.
- Yes No Licensee may disclose reason for selling/leasing. The reason for selling/leasing: _____

What confidential information, if any, Licensee may **not** disclose: _____

DocuSigned by:
Nick & Destiny Neade
3/9/2019
Date

RE/MAX Associates of Fairbanks
Listing Office

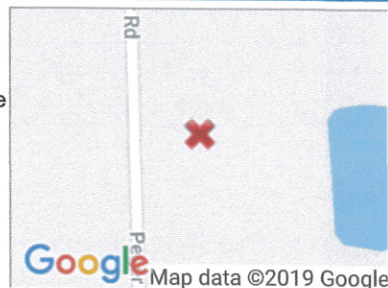
DocuSigned by:
D. Neade
3/9/2019
Date

Ray Brasier
Date 4-4-19

ALL FIELDS DETAIL



MLS # 140205 **Lot Size** 1.0-1.9 ac
Class COMMERCIAL /INDUSTRIAL **Approx. Sq. Ft. Unit** 4,001-5,000
Type OTHER/SEE REMARKS **To Show** Appointment
Area SOUTH WEST FAIRBANKS
Asking Price \$130,000
Address 3873 & 3875 PEGER ROAD
Address 2
City Fairbanks
State AK
Zip 99709
Status ACTIVE
Sale/Rent For Sale
IDX Include Y



GENERAL

Syndicate to Websites	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	No
Type of Service	Full Service	# of Parking Spaces	20
Restrooms	0.00	Licensee	RAY BRASIER - OFF: 907-452-6387
List Team		Listing Office 1	REMAX ASSOCIATES - Main: 907-452-6387
Listing Licensee 2		Listing Office 2	
Commission to Selling Off	3%	Subd. Township/Range	Peger Industria
Lot (Tax Lot)	5a1	Block (Section)	n/a
Listing Date	4/2/2019	Expiration Date	3/31/2020
Owner	Nicholas Neade	Owner Phone	
Year Built	1953	Zoning	Heavy Industrial District
Zoning Overlay	n/a	Lot Sq. Ft.	58,375
Building Sq. Ft.	4835	# of Acres	1.340105
CCRs Y/N	No	Sign Y/N	Yes
Annual Gross Income		Annual Expenses	
Annual Net Op Income		APOD Y/N	
No. Living Units		Off Market Date	
Search By Map		Tax ID	
Update Date	4/10/2019	Status Date	4/3/2019
HotSheet Date	4/3/2019	Price Date	4/3/2019
Input Date	4/3/2019 11:30 AM	Land Status	
Associated Document Count	2	Original Price	\$130,000
Cumulative DOM	14	Client Hit Count	5
Agent Hit Count	35	Directions	Headed South down Peger Rd, pass over Van Horn Rd. Properties will be on the left
Days On Market	14	Price Per SQFT	\$26.89
Geocode Quality	Exact Match	Picture Count	3
Sold Price Per SQFT		Input Date	4/3/2019 11:30 AM
Update Date	4/10/2019 5:21 PM		

FINANCIAL

Incentives		Taxes	1607.58
Mill Rate	17.68	Internet Y/N	
Tax Parcel	0375241	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	Unknown
Min. Earnest Money	2%	Possession	Recording
Short Sale (Y/N)	No	REO (Y/N)	No

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Licensee 1		Sell Team	
Selling Office 1		Selling Office 2	

SOLD STATUS

Selling Licensee 2

Selling Office 3

Selling Licensee 3

Additional Comments

REMARKS

Remarks Property is zoned HI, part of the original Peger Homestead. The large house was built in 1953 and the smaller cabin was built in 1972. The properties were previously used as a residence. Great location for anything requiring HI use. Little value given to structures due to condition.

ADDENDUM

Addendum

SHOWINGASSIST INSTRUCTION

ShowingAssist Instruction Appointment Only

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.