



# Listing Agreement for Improved Real Property and Co-operatives

(For use in Montgomery County and Washington, DC – Attach Jurisdictional Addendum and Required Disclosures)

Property Address: 900 Notley Rd. Unit: \_\_\_\_\_

Subdivision: Paint Branch Farms

Project: \_\_\_\_\_

City: Silver Spring State: MD Zip: 20904

Known as Lot(s) 2 & PT1 Block/Square: 6 Tax ID# 160500302707 €

Parking Space(s) # \_\_\_\_\_ Storage Unit(s) # 160500302695

1. **SELLER** (List all Sellers): Hans R. Griem Trustee Griem Family Trust

Mailing address, if different: \_\_\_\_\_

Office Telephone: \_\_\_\_\_ Office/Home Fax: \_\_\_\_\_

Home Telephone: (301) 384-5780 Cell Phone(s): /

Email Addresses: griem@glue.umd.edu /

2. **BROKER**: King Real Estate, Inc MRIS BROKER CODE: king2 OFFICE ID: king2

Office Address: 15308 Morningmist Lane, Silver Spring, MD 20906

Office Telephone: (240) 242-4346 Office Fax: (301) 598-1446

Listing Agent: G. Michael King License #: 324258

Cell Phone: (301) 467-5677 Direct Line: \_\_\_\_\_ Email: mking@mrisc.com

3. **PURPOSE**: This Agreement ("Agreement") between Seller and Broker grants to Broker the exclusive right to sell, exchange or convey the herein described property ("Property"), together with all improvements, rights and easements thereon and under the terms and conditions set forth herein.

4. **LISTING PRICE**: The Property is offered for sale at a listing price ("Listing Price") of \$ 449,900.00 or such other price as is later agreed upon by Seller in writing.

5. **LISTING PERIOD**: This Agreement commences when signed and expires at 11:59 pm on January 31, 2014 ("Listing Period"). If a sales contract is ratified before this Agreement expires, providing for settlement beyond the Listing Period, the terms hereof shall be extended automatically until final disposition of the sales contract. Unless Seller instructs Listing Broker otherwise in writing, this listing must be entered into MRIS within 48 hours (excluding weekends and holidays) after necessary signatures have been obtained. The listing shall not be advertised in any system or venue until the listing has been first entered into MRIS. All listings shall be available for showing immediately upon their entry. Seller hereby instructs Listing Broker to: Enter listing in multiple listing system and place lockbox for entry only upon notification from seller. Timeframe for placing home on the market is expected to be October 30, 2013. The property will be sold in "as is" condition.

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**General Addendum**

The Contract of Sale dated \_\_\_\_\_  
Address 900 Notley Rd.  
City Silver Spring, State MD, Zip 20904  
Between Seller Hans R. Griem Trustee Griem Family Trust  
and Buyer \_\_\_\_\_

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

Seller hereby discloses the following property conditions.

The basement has experienced water penetration on occasion.

Mold may be present due to the water penetration.

Termite damage is evident in the basement.

Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Hans R. Griem Trustee Griem Family**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

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