

LISTING CONTRACT
Lea Properties, Ltd.
362 Huku Lii Place #207, Kihei, HI 96753
mauihillsales.com

Date _____ / _____ / _____

Maui Lea At Maui Hill: Unit # _____ Interval Owned: _____ Asking price \$ _____

Fixed Time: Date In: _____ Date Out: _____ Bedrooms: _____ Baths _____

How do you hold title? (Joint, By Entirety, In Common etc.) _____

What are your maintenance fees for the current year? \$ _____

Are they current (Y/N) _____ If no, amount delinquent \$ _____

Are you a member of an exchange company? (Y/N) _____ Which one? _____

Do you have any banked weeks? (Y/N) _____ Which company? _____

Are you willing to transfer banked weeks to the new buyer (Y/N) _____ If yes, which year(s) will you convey? _____

Have you committed the use of your unit and interval for this year or next? (Y/N) _____

If yes, please state the year and obligation. _____

Your share of the closing costs will be approximately \$675.00

Please note that this contract to list your timeshare for sale at your agreed upon price constitutes a binding agreement. Should we find you a buyer under these terms, or any other terms you agree in writing to accept, you are obligated to sell. If you default, you will be responsible for the entire commission as well as any cost incurred as a result of our efforts.

Dual Agency: Lea Properties, Ltd represents both the buyer and seller in every transaction.

_____ Please initial that you understand Lea Properties, Ltd will represent you as a dual agency.

Commission: You agree to pay Lea Properties, Ltd, a per Interval a commission of **25%** of the selling price or **\$2,500.00** whichever is greater.

HARPTA: N-288B: Application for Tentative Refund of Withholding on Dispositions by Non Resident Persons of Hawaii Real Property Interests: Unless seller executes a waiver with the Hawaii Department of Finance showing a loss on their sale, escrow will deduct 7.25% non-resident tax on behalf of the seller.

FIRPTA: If the seller is not a US Citizen a 15% Foreign Investment in Real Property Tax will be deducted from the sales price. Failure of the seller to secure this waiver (if eligible) shall not constitute grounds to delay this closing.

Term: This agreement is for a twelve (12) month term unless cancelled by 30 days written notice.

You must notify us of any change of address, email or phone numbers. If you will be on vacation or away for more than a few days, please let us know how to contact you so we can contact you quickly if we receive an offer!

Please Print:

Name (s) and they appear on title: _____

Mailing address: _____

Home Phone: _____ Work: _____

Cell Phone: _____ E-Mail Address: _____

Signature (s) X _____ X _____

Accepted and received by:

Date: _____

Tom Von Rosen, Principal Broker, Lea Properties Ltd.