



AUTHORIZATION TO SELL

_____, hereinafter referred to as "Owner" hereby agrees to compensate **Northern Trust Real Estate**, hereinafter referred to as "Broker," to sell that certain real property described as: _____, located in the Anchorage Recording District, Third Judicial District, State of Alaska, for the price of _____ dollars (\$_____) on the terms of cash at closing or other mutually acceptable terms as may be outlined in a subsequent Purchase and Sales Agreement.

This agreement commences on _____ and expires on midnight on _____.

Owner shall secure and pay for a policy of title insurance issued by the title company. Owner agrees to obtain preliminary commitment for title insurance within ten (10) days of acceptance of an offer on the property. Interest, taxes, rents, insurance and assessments will be prorated to the date of closing.

Owner agrees to pay Northern Trust Real Estate _____% of the selling price as compensation if the property is sold to _____.

If a Purchase and Sales Agreement offer is accepted by Owner prior to the expiration of this agreement, Owner agrees that the Licensee shall be allowed ninety (90) days to close or secure closing of the transaction.

If a deposit is forfeited by a prospective purchaser, the deposit shall be paid to the Owner, with mutual consent. If seller wishes not to list property, Northern Trust will be representing the buyer only as a designated buyers licensee. If the seller lists the above property with Northern Trust Real Estate, the relationship shall be either neutral licensee or seller's designated representative providing specific assistance to the buyer.

This writing contains the entire agreement. There are no other understandings, oral or written, which in any manner change or enlarge what is set forth herein.

OWNER HEREBY CERTIFIES THAT HE HAS NOT MADE ANY MISREPRESENTATIONS CONCERNING THE DESCRIBED PROEPRTY AND THAT NO DEFECTS ARE KNOWN TO EXIST THAT ARE NOT DISCLOSED IN THIS AGREEMENT, THIS _____ DAY OF _____, _____.

Date

Date

Licensee

Seller