



RESIDENTIAL LISTING AGREEMENT
(Exclusive Authorization and Right to Sell)
(C.A.R. Form RLA, Revised 7/24)

Date Prepared: 08/14/2024

1. **EXCLUSIVE RIGHT TO SELL:** _____ Jimmy B. Ko ("Seller")
hereby employs and grants _____ Cozmo Realty ("Broker")
the exclusive and irrevocable right to sell or exchange the real property described as 1721 Crenshaw Blvd
situated in _____ Los Angeles (City), _____ Los Angeles (County), California, _____ 90019 (Zip Code),
Assessor's Parcel No. _____ 5071-001-034 ("Property") for the Listing Period specified in paragraph 2A(1).
2. **TERMS OF LISTING AGREEMENT:** The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 7 pages. Seller is advised to read all 7 pages.

	Para #	Paragraph Title or Contract Term	Terms and Conditions
A Representation			
A(1)	4G	Listing Period (Maximum Length)	Beginning on <u>08/14/2024</u> (date) Ending at 11:59 P.M. on <u>02/14/2025</u> (date) (Not to exceed 24 months if improved with one to four units and not owned by an entity. If Listing Period exceeds 24 months on a residential 1-4, this Agreement is void, unless Seller is a corporation, LLC or partnership.)
A(2)		Listing Price	<u>One Million, Six Hundred Ninety Thousand</u> Dollars (\$ <u>1,690,000.00</u>)
B		Property Specific Listings	<input type="checkbox"/> Manufactured (mobile) home (C.A.R. Form MHLA attached) <input type="checkbox"/> Probate, conservatorship or guardianship (C.A.R. Form PLA attached)
C Compensation: NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between Seller and Broker. See attached Broker Compensation Advisory (C.A.R. Form BCA).			
C(1)	4B	Compensation to Seller's Broker (only Seller's side of transaction)	_____ % of the listing price AND, if any _____ OR <input type="checkbox"/> \$ _____; OR <input type="checkbox"/> see attached compensation schedule. (% above is based on purchase price if Seller and buyer sign a purchase agreement)
C(2)	4C	<input type="checkbox"/> Additional Compensation to Seller's Broker if buyer is unrepresented (Does NOT apply to dual agency)	_____ % of the purchase price AND, if any _____ OR <input type="checkbox"/> \$ _____, OR <input type="checkbox"/> see attached compensation schedule. (If Broker represents both buyer and Seller, buyer side compensation shall be specified in a separate written agreement.)
C(3)	4D(2)	Continuation of Right to Compensation for Broker Identified Prospective Buyers	The Continuation Period shall be _____ calendar days after the Listing Period or any extension ("Continuation Period").
C(4)	4F	Seller Obligation to Pay Previous Brokers	Previous Listing/Other broker(s): _____ Compensation to above broker(s) owed if Property transferred to: _____
D Items Intended to be Included and Excluded			
D(1)	5A	Items Included	<input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____
D(2)	5A	Excluded Items	<input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____
D(3)	5B	Leased Items:	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Alarm System(s); <input type="checkbox"/> Propane Tank(s); <input type="checkbox"/> Water Softener; <input type="checkbox"/> _____
D(4)	5B	Liened Items:	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Windows or Doors; <input type="checkbox"/> Heating/Ventilation/Air conditioning <input type="checkbox"/> _____; <input type="checkbox"/> _____ systems
D(5)	5C	(a) Smart Home Features Seller prefers to Include: _____ (b) Smart Home Features Seller prefers to Exclude: _____	
E MLS and Public Marketing			
E(1)		Property will be marketed in the following MLS	Primary _____ See C.A.R. Form MLSA. Other(s): _____
E(2)	11A	<input type="checkbox"/> Seller instructs Broker not to take or use photographs in marketing, except as required by MLS rules.	



RESIDENTIAL LISTING AGREEMENT - EXCLUSIVE (RLA PAGE 1 OF 7)

By signing below, Seller acknowledges that Seller has read, understands, received a copy of and agrees to the terms of this Residential Listing Agreement.

- ☐ ENTITY SELLERS: (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)
- (1) One or more Sellers is a trust, corporation, LLC, probate estate, partnership, other entity or holds a power of attorney.

(2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See paragraph 21 for additional terms.

(3) The name(s) of the Legally Authorized Signer(s) is: _____.

(4) A. If a trust, identify Seller as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).

B. If Property is sold under the jurisdiction of a probate court, identify Seller as executor or administrator, or by a simplified probate name (John Doe, executor, or Estate (or Conservatorship) of John Doe).

(5) The following is the full name of the entity (if a trust, enter the complete trust name; if under probate, enter full name of the estate, including case #): _____.

SELLER SIGNATURE(S):

(Signature) By, Jimmy B. Ko Date: 8/14/2024

Printed name of SELLER Jimmy B. Ko

☐ Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____

Address _____ City _____ State _____ Zip _____

Email jimmyxko@yahoo.com Phone # _____

(Signature) By, _____ Date: _____

Printed name of SELLER: _____

☐ Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____

Address _____ City _____ State _____ Zip _____

Email _____ Phone # _____

☐ Additional Signature Addendum attached (C.A.R. Form ASA)

BROKER SIGNATURE(S):

Real Estate Broker (Firm) Cozmo Realty DRE Lic # 02119229

Address 3435 Wilshire Blvd 14th Floor City Los Angeles State CA Zip 90010

By (Broker/Agent) _____ Date 8/14/24

Tel. (213)663-9970 E-mail brokerjohnkim@gmail.com DRE Lic # 01104945

By (Broker/Agent) _____ Date _____

Tel. _____ E-mail _____ DRE Lic # _____

☐ More than one agent from the same firm represents Seller. Additional Agent Acknowledgement (C.A.R. Form AAA) attached.

☐ Two Brokers with different companies are co-listing the Property. Co-listing Broker information is on the attached Additional Broker Acknowledgement (C.A.R. Form ABA).