



# RESIDENTIAL LISTING AGREEMENT

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

Date Prepared: 11/19/2024

1. **EXCLUSIVE RIGHT TO SELL:** \_\_\_\_\_ Crystal Heldt ("Seller")  
hereby employs and grants \_\_\_\_\_ Douglas Elliman ("Broker")  
the exclusive and irrevocable right to sell or exchange the real property described as 161 Apache  
situated in \_\_\_\_\_ Topanga (City), \_\_\_\_\_ Los Angeles (County), California, \_\_\_\_\_ 90290 (Zip Code),  
Assessor's Parcel No. \_\_\_\_\_ 4434-054-232 ("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
<b>A</b>		<b>Representation</b>	
<b>A(1)</b>	4G	<b>Listing Period</b> (Maximum Length)	Beginning on <u>11/21/2024</u> (date) Ending at 11:59 P.M. on <u>05/31/2025</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.)
<b>A(2)</b>		<b>Listing Price</b>	<u>Nine Hundred Forty-Nine Thousand, Nine Hundred Ninety-Nine</u> Dollars (\$ <u>949,999.00</u> )
<b>B</b>		<b>Property Specific Listings</b>	<input checked="" type="checkbox"/> Manufactured (mobile) home (C.A.R. Form MHLA attached) <input type="checkbox"/> Probate, conservatorship or guardianship (C.A.R. Form PLA attached)
<b>C</b>		<b>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).</b>	
<b>C(1)</b>	4B	<b>Compensation to Seller's Broker</b> (only Seller's side of transaction)	<u>2.500</u> % of the listing price AND, if any _____ OR <input type="checkbox"/> \$ _____; OR <input checked="" type="checkbox"/> see attached compensation schedule. (% above is based on purchase price if Seller and buyer sign a purchase agreement)
<b>C(2)</b>	4C	<input checked="" type="checkbox"/> <b>Additional Compensation to Seller's Broker if buyer is unrepresented</b> (Does NOT apply to dual agency)	<u>2.500</u> % of the purchase price AND, if any _____ OR <input type="checkbox"/> \$ _____, OR <input checked="" type="checkbox"/> see attached compensation schedule. (If Broker represents both buyer and Seller, buyer side compensation shall be specified in a separate written agreement.)
<b>C(3)</b>	4D(2)	<b>Continuation of Right to Compensation for Broker Identified Prospective Buyers</b>	The Continuation Period shall be _____ calendar days after the Listing Period or any extension ("Continuation Period").
<b>C(4)</b>	4F	<b>Seller Obligation to Pay Previous Brokers</b>	Previous Listing/Other broker(s): _____ Compensation to above broker(s) owed if Property transferred to: _____
<b>D</b>		<b>Items Intended to be Included and Excluded</b>	
<b>D(1)</b>	5A	<b>Items Included</b>	<input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____
<b>D(2)</b>	5A	<b>Excluded Items</b>	<input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____
<b>D(3)</b>	5B	<b>Leased Items:</b> <input type="checkbox"/> Propane Tank(s);	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Alarm System(s); <input type="checkbox"/> Water Softener; <input type="checkbox"/> _____
<b>D(4)</b>	5B	<b>Liened Items:</b> <input type="checkbox"/> Heating/Ventilation/Air conditioning systems	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Windows or Doors; <input type="checkbox"/> _____; <input type="checkbox"/> _____
<b>D(5)</b>	5C	(a) Smart Home Features Seller prefers to Include: _____ (b) Smart Home Features Seller prefers to Exclude: _____	
<b>E</b>		<b>MLS and Public Marketing</b>	
<b>E(1)</b>		<b>Property will be marketed in the following MLS</b>	Primary <u>TheMLS</u> Other(s): _____ See C.A.R. Form MLSA.
<b>E(2)</b>	11A	<input type="checkbox"/> Seller instructs Broker not to take or use photographs in marketing, except as required by MLS rules.	

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Seller's Initials

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

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