



RESIDENTIAL LISTING AGREEMENT (Exclusive Authorization and Right to Sell) (C.A.R. Form RLA, Revised 12/24)

Date Prepared: 01/03/2025

1. **EXCLUSIVE RIGHT TO SELL:** Ishay Zwickel, Avital Rozen Zwickel ("Seller")
hereby employs and grants Compass ("Broker")
the exclusive and irrevocable right to sell or exchange the real property described as 1252 11th St #101,
situated in Santa Monica (City), Los Angeles (County), California, 90401 (Zip Code),
Assessor's Parcel No. 4282-007-067 ("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)	Listing Period (Maximum Length) 4G	Beginning <u>01/13/2025</u> (date) Ending at 11:59 P.M. on <u>07/12/2025</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>Nine Hundred Ninety Five Thousand</u> Dollars (\$ <u>995,000.00</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)	<u>3</u> % of the listing price AND, if any, _____; OR <input type="checkbox"/> \$ _____; OR <input type="checkbox"/> see attached Broker-created compensation schedule. (% above is based on purchase price if Seller and buyer sign a purchase agreement)
C(2)	4C <input checked="" type="checkbox"/> Additional Compensation to Seller's Broker if buyer is unrepresented (Does NOT apply to dual agency)	<u>2.75</u> % of the purchase price AND if any, _____; OR <input type="checkbox"/> \$ _____; OR <input type="checkbox"/> see attached Broker-created compensation schedule. (If Broker represents both buyer and Seller, buyer side compensation shall be specified in a separate written agreement between Broker and buyer.)
C(3)	4D(2) Continuation of Right to Compensation for Broker Identified Prospective Buyers	The Continuation Period shall be <u>180</u> 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 checked="" type="checkbox"/> <u>Refrigerator</u> ; <input checked="" type="checkbox"/> <u>Range</u> ;
D(2)	5A Excluded Items:	<input checked="" type="checkbox"/> <u>Microwave</u> ; <input checked="" type="checkbox"/> <u>Dishwasher</u> ;
D(3)	5B Leased Items: <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"/> _____
D(4)	5B Lined Items: <input type="checkbox"/> Heating/Ventilation/Air conditioning	<input type="checkbox"/> Solar Power System(s); <input type="checkbox"/> Windows or Doors; <input type="checkbox"/> _____; <input type="checkbox"/> _____
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 <u>CLAW</u> See C.A.R. Form MLSA. Other(s): _____
E(2)	10 Publication of Seller willingness to consider concessions	If checked below: (I) Seller authorizes Broker to market that Seller is willing to consider offers asking for concessions; and (II) No amount of the possible concession will be stated in such marketing unless Seller notifies Broker in writing of the amount. <input type="checkbox"/> In the MLS(s) listed above, if permitted by that MLS. <input type="checkbox"/> In any other marketing outside of the MLS
E(3)	12A <input type="checkbox"/> Seller instructs Broker not to take or use photographs in marketing, except as required by MLS rules.	





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MODIFICATION OF TERMS - LISTING AGREEMENT
(May be used for Listings or Property Management Agreements)
(C.A.R. Form MT-LA, Revised 12/24)

The Listing Agreement OR ☐ Other _____
dated 01/17/2025, between Compass ("Broker")
and Ishay Zwickel, Avital Rozen Zwickel ("Principal"),
regarding the real property, manufactured home or business described as 1252 11th St #101, Santa Monica, CA 90401
is modified as follows:

PRICE: The listing price, price range, lease or rental amount shall be changed to: One Million, One Hundred Thousand
Dollars (\$ 1,100,000.00)

EXPIRATION DATE: The expiration date is changed to: _____.

NOTE: If the listing agreement is an exclusive agreement regarding residential property improved with one to four units, the renewal may not last longer than 12 months. This restriction does not apply if Principal is a corporation, LLC or partnership. If the renewal exceeds 12 months on a residential 1-4, this Modification is void, unless Principal is a corporation, LLC or partnership. It is unlawful to record or file the listing agreement, or a memorandum or notice thereof, with the county recorder.

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 PRINCIPAL AND BROKER (REAL ESTATE COMMISSIONS INCLUDE ALL COMPENSATION AND FEES TO BROKER).

COMPENSATION: The amount of compensation is changed as follows: _____.

OTHER: Listing agents have provided Sellers with a Comparative Market Analysis with current market data. Sellers have been directed by their advisors (CPA and family) to list the property for at \$1,100,000.

MANAGEMENT APPROVAL: If an associate-licensee in Broker's office (salesperson or broker-associate) enters into this Modification of Terms on Broker's behalf, Broker or Manager has the right to cancel this Modification of Terms, in writing, within **5 Days** after its execution.

All other terms of the Listing Agreement remain in full force and effect, except as modified herein.

I acknowledge that I have read, understand and received a copy of this Modification of Terms - Listing Agreement.

Principal Ishay Zwickel Ishay Zwickel Date 01/17/2025
Principal Avital Rozen Zwickel Avital Rozen Zwickel Date 01/18/2025

Real Estate Broker (Firm) Compass DRE Lic # 01991628
By Kellie Logsdon Kellie Logsdon DRE Lic # 01185302 Date 01/18/2025

Kathleen Mudd

DRE#02300297 Pinnacle #00905345

01/18/2025

Kathleen Mudd

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Kellie Logsdon REALTOR