

TERMINATION OF AGENCY RELATIONSHIP

(For listing contract or buyer agency agreement)



Termination of the following Agency Agreement:

___ Exclusive Right to Sell Listing Contract

Property Address: _____

___ Exclusive Right to Represent Buyer for Residential Property agreement

This Termination Agreement ("Termination Agreement") is entered into this _____ day of _____, _____ ("Effective Date"), by and between _____ ("Client") and _____ ("Brokerage"). Client and Brokerage are parties to the agency agreement indicated above dated _____ with an expiration date of _____, pursuant to which Client has appointed Brokerage to perform services specified therein ("Agency Agreement").

1. Termination of Agency Agreement. Except as specifically provided otherwise in paragraph 3, and as of the Effective Date, Client and Brokerage agree that the Agency Agreement, and all rights and obligations arising under the Agency Agreement, are hereby terminated.
2. Release from Liability. Except as specifically provided otherwise in paragraph 3, Client and Brokerage further release and forever discharge each other and their respective parents, subsidiaries, affiliates, successors in interest, agents, and employees from any and all claims, demands, rights, and causes of action whatsoever arising from or related to the Agency Agreement and the agency relationship existing between them because of the Agency Agreement.
3. Protection Period Preserved. Notwithstanding paragraphs 1 and 2 above, Client and Brokerage agree that their respective rights and obligations under any defined "Protection Period" in the Agency Agreement shall remain in full force and effect for the specified period of time immediately following the Effective Date of this Termination Agreement. See attached list of protected properties and/or potential purchasers.
4. Expense Reimbursement. Client agrees to reimburse Brokerage immediately upon execution of this Termination Agreement for expenses incurred in connection with the Agency Agreement in the amount of \$ _____.
5. Further Conditions: _____

Client: _____

Date: _____

Client: _____

Date: _____

Brokerage Name: _____

Date: _____

By: _____
(Broker)