

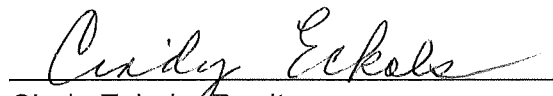


Addendum to Listing Contract

Property Address: 2200 Fort Jesse Rd. Unit E, Normal, IL 61761

In the event that OSF Medical Group or any other current (1/2/25) resident at 2200 Fort Jesse Rd, Unit E, Normal, IL 61761, wishes to purchase the property, there will be no compensation paid to Cindy Eckols or RE/MAX Choice. At that time, Cindy Eckols and RE/MAX Choice will be removed from the sale.


Mandy Gillum, Practice Manager


Cindy Eckols, Realtor
The Cindy Eckols Team
RE/MAX Choice

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Choice UNIFORM LISTING CONTRACT

1. In consideration of your efforts to sell, I/we grant to your company the exclusive right to sell; advertise, including the Internet; and place a sign on the property described as
2200 Fort Jesse Rd, Unit E
Normal, IL 61761
 Illinois for the gross price of \$349,000.

2. This listing contract is in force through 11:59 PM on 08/02/2025. At the expiration of this period, ~~the exclusive right to sell will terminate automatically without further notice.~~

3. Sponsoring Broker, through Seller's Designated Agent(s), agrees to provide, at a minimum, those brokerage services set forth in Section 15-75 of the Illinois Real Estate License Act of 2000:

- a. accept delivery of and present to the client offers and counteroffers to buy, sell or lease the client's property or the property the client seeks to purchase or lease;
- b. assist the client in developing, communicating, negotiating, and presenting offers, counteroffers, and notices that relate to the offers and counteroffers until a lease or purchase agreement is signed and all contingencies are satisfied or waived; and
- c. answer the client's questions relating to the offers, counteroffers, notices, and contingencies.

4. If any sale or exchange is made by you, the Seller, or anyone else during this period, the Seller will pay a commission of 5 % of the purchase price or \$N/A as a flat fee, which shall be computed upon the full gross consideration, or net consideration (which includes home warranty and/or closing cost credits). If the Seller accepts any real estate or any other property for part or all of the consideration, the Seller shall pay the commission upon the full gross consideration or net consideration. Commission Disclosure: You are hereby notified that Broker Commissions are not set by law 52 and are fully negotiable. *Sponsoring Broker, through Seller's Designated agent, agrees to pay the cooperating brokerage the following commissions as a percentage of the gross sales price, net, or a fixed dollar amount, whichever is greater:

If member of MRED
2.5 % of purchase price or \$ _____ as a flat fee

If not a member of MRED
2.5 % of purchase price or \$ _____ as a flat fee

5. Seller agrees that such compensation shall be paid if the property is sold, conveyed or otherwise transferred within a protection period of 60 days following the term of this contract or any extensions thereof to anyone to whom the property was presented during the term of this contract. However, this provision shall not apply if Seller has entered into a valid, written listing agreement with another licensed real estate Brokerage during the protection period.

6. The commission shall be earned upon execution by a purchaser of a contract to purchase containing the listed price as the offering price or upon execution by the Seller of a contract to purchase containing a different price agreed to by the Seller. The commission shall be payable upon any of the following occasions:

- a. upon closing of the sale
- b. upon default by seller

7. If action must be instituted to enforce this agreement, the prevailing party shall receive legal fees and costs as fixed by the court.

8. I/We further agree when an offer is made according to said price and terms, or any price and terms hereafter agreed upon, to furnish a Title Guaranty Policy and to convey said premises by Warranty Deed clear of all encumbrances, except,

N/A

9. Seller shall comply with all flood insurance requirements imposed by law.

10. The parties understand and agree that it is illegal for either the owner or any licensee to refuse to show, display, lease or sell to any person because of, race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental disability, familial status, pregnancy, sexual orientation, including but not limited to gender identity, unfavorable discharge from the military service, military status, order of protection status, an arrest record, or any other class protected by Article 3 of the Illinois Human Rights Act. (14.50770(g)).

11. It is understood and acknowledged that Sponsoring Broker and/or Designated Agent(s) of Sponsoring Broker will submit pertinent information concerning this listed property to the Multiple Listing Service in which Brokerage participates for dissemination and use of other

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participants of the Multiple Listing Service. It is further understood that Sponsoring Broker and/or Designated Agent will furnish to the MLS in a timely fashion notices of all changes of information concerning listed property as agreed by the Seller. Upon completion of a fully executed sales agreement on listed property, Sponsoring Broker and/or Designated Agent will notify the MLS of said sale. The Seller authorizes the dissemination of sales information including selling price to the participants of said MLS after the closing of the transaction.

12. Seller and Seller's Designated Agent have discussed Seller's options should a multiple offer situation arise.

Seller's Initials AL Seller's Initials

13. Seller agrees to comply with the Residential Real Property Disclosure Act, and to not knowingly give any false or inaccurate information regarding the disclosures required by that Act. Seller understands that Seller may be held responsible by a Buyer for any latent or hidden, undisclosed defects in the property which are known to Seller, but which are not disclosed to the Buyer.

14. Seller agrees to comply with the Residential Lead-Based Paint Hazard Reduction Act (Title X of Public Law 102-550) which requires Sellers of residential dwellings built before 1978 to: A) disclose known lead-based paint or lead-based paint hazards; B) provide Buyer with a copy of a federally approved lead-based paint hazard information pamphlet; C) provide Buyer with a period of up to 10 days (or mutually agreed shorter period), prior to becoming obligated under the purchase contract, during which time the buyer may conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards. The Buyer may agree to waive this testing opportunity.

15. ~~Seller agrees to provide a limited home warranty program.~~

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16. Sponsoring Broker designates Cindy Eckols or anyone
 from The Cindy Eckols Team

 _____, ("Seller's Designated Agent(s)"), (broker affiliated with Sponsoring Broker) as the only legal agent(s) of the Seller. Sponsoring Broker reserves the right to name additional designated agents when in Broker's discretion it is necessary. If this occurs, the Seller will be notified in writing within a reasonable time. Seller's Designated Agent may have another Broker, who is not an agent of the Seller, host an open house of Seller's property or provide similar support in the marketing of

Seller's property which agent may ultimately represent the Buyer. Seller understands and agrees that Seller's Designated Agent(s) is (are) the only legal agent(s) of the Seller.

17. Seller acknowledges and agrees that potential Buyers may contract for the services of a real estate Brokerage to act on their behalf as a Buyer's agent. Seller agrees to allow the Seller's property to be shown to prospective Buyers represented by Buyer's agents, and Brokerage, in its sole discretion, may pay a part of the above commission to other cooperating Brokerage's. Brokerage is authorized in its sole discretion to determine with which Brokerages it will cooperate, and the amount of compensation that it will offer cooperating Brokerage's in the sale of the Seller's property. Seller acknowledges that the compensation offered to such cooperating Brokerage may vary from Brokerage to Brokerage.

18. Seller acknowledges and agrees that the Designated Agent and any subsequent Designated Agent(s) may undertake a dual representation (represent both the seller and the buyer). **BY INITIALING THIS PARAGRAPH, YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THE DISCLOSURE ON THE REVERSE SIDE OF THIS PAGE AND CONSENT TO THE DESIGNATED AGENT(S) ACTING AS A DUAL AGENT (THAT IS, TO REPRESENT BOTH THE SELLER AND THE BUYER) SHOULD THAT BECOME NECESSARY.**

Seller's Initials AL Seller's Initials

19. Seller understands that Brokerage and/or Seller's Designated Agent(s) may have previously represented a Buyer who is interested in your property. During that representation, material information that is considered confidential may have been learned about the Buyer. Under the law, neither Brokerage nor Seller's Designated Agent(s) may disclose any such confidential information to you.

20. Brokers affiliated with Brokerage, other than Seller's Designated Agent(s), may represent the actual or prospective Buyer of Seller's property. If the property is sold through a Broker affiliated with Brokerage who represents the Buyer, that the Broker will be acting as a Buyer's Designated Agent.

21. Seller agrees to immediately refer to Seller's Designated Agent all prospective purchasers or Brokers who contact Seller for any reason, and to provide Seller's Designated Agent with their names

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and addresses (if known to Seller).

22. Brokerage and Seller's Designated Agent(s) are authorized to place a lock box on the property for the purpose of keeping a key to the Seller's property in said lock box. The Seller's Designated Agent(s), Buyer's Agents, and the agent of cooperating Brokerage's may use this key to enter the Seller's property to preview the property, show the property to prospective Buyers, or to facilitate inspections that have been approved by the Seller. Broker advises and requests Seller's safeguarding or removal of valuables now located within said premises.

23. Brokerage is authorized to display interior photographs of the property including virtual tours.

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24. Seller shall indemnify and save and hold Brokerage and Brokerage's agents harmless from all claims, disputes, litigation, judgments and costs arising from any misrepresentations made by Seller, incorrect information supplied by Seller, or problems with the property or any other latent defects known to the Seller that Seller fails to disclose.

25. Seller(s) hereby release(s) Brokerage and/or Seller's Designated Agent(s) from any obligation to permit additional showings after Seller has accepted an offer. Seller(s) hereby release(s) Brokerage and/or Seller's Designated Agent(s) from any obligation to submit further offers to Seller after Seller has accepted an offer. However, if the accepted offer becomes null and void, the Listing Contract shall remain in force. Seller agrees to renew listing expiration date, to closing date, if current listing expiration date is set to expire during contingent status, as defined in MRED Rules & Regulations.

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26. Seller acknowledges receipt of a signed copy of this Contract and all attachments as itemized below:

A. MRED LISTING DATA SHEET.

B. N/A

27. Written brokerage agreements shall expressly provide that no amendment or alteration to the terms, with respect to the amount of commission or with respect to the time of payment of commission, shall be valid or binding unless Seller, 48 hours from receipt of the MLS

data information, provides written objections and/ or modifications. If no objections are received, Seller shall have deemed to have accepted.

28. Seller acknowledges that they have a recording system that records or transmits audio. Seller hereby releases and indemnifies sponsoring broker or their agents or employees from any liability resulting from such recording and transmission.

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Seller: *Tracy J. Johnson*

Date: 6-2-25

Seller:

Date: _____

Address: 2200 Fort Jesse Rd, Unit E
Normal, IL 61761

By: *Cynthia Eckel*
(Sponsoring Broker or authorized broker)

Listing Brokerage:
RE/MAX Choice

Date: 01/02/2025

ILLINOIS REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)

NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENT WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee (your Designated Agent) know. You are not required to initial paragraph 19 unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

LISCONDA(7/28/2016)