



CANCELLATION OF LISTING (C.A.R. Form COL, Revised 11/06)

_____ ("Broker") has entered into a written Residential Listing Agreement (or, if checked, Lease Listing, Other _____) dated _____ ("Listing"), with _____ ("Principal"), regarding the real property or manufactured home described as: _____

_____ ("Property"). Broker and Principal agree to cancel the Listing and terminate their agency relationship, duties and responsibilities with and to each other, subject to the terms and conditions specified below.

- 1. (If checked) Principal agrees to pay Broker the amount of compensation specified in the Listing: (A) If, prior to the end of the specified Listing Period or any extension, Principal enters into a contract to sell, convey, lease or otherwise transfer the Property; or (B) If, during the period specified after expiration of the Listing Period or any extension, Principal enters into a contract to sell, convey, lease or otherwise transfer the Property to any person named below, or that person's related entity, who, after the commencement of the Listing and prior to this cancellation, (i) physically entered and was shown the Property by Broker or a cooperating broker, or (ii) submitted to Seller a signed, written offer to acquire, lease, exchange or obtain an option on the Property:

(C) In the event of a transaction specified in A or B above, Broker has no obligation to represent Principal in such transaction.

(D) Compensation is payable on close of escrow or, if completion of the transaction is prevented by default of Seller, on Seller's default.

- OR 2. (If checked) Principal agrees to pay Broker _____ % of the compensation specified in the Listing: (A) If: (i) prior to the end of the specified Listing Period or any extension, Principal enters into a listing agreement for the sale or lease of the Property with another real estate broker; and (ii) Principal enters into a contract to sell, convey, lease or otherwise transfer the Property during the specified Listing Period. (B) Principal agrees to notify the other real estate broker of the compensation obligation of this paragraph and to pay Broker such compensation upon close of escrow. (C) Compensation is payable on close of escrow or, if completion of the transaction is prevented by default of Seller, on Seller's default.

- OR 3. (If checked) Principal agrees to pay Broker \$ _____, for out-of-pocket expenses, costs incurred and services rendered in marketing the Property prior to cancellation of the Listing.

- OR 4. (If checked) Principal owes no compensation to Broker.

- OR 5. (If checked) Other _____.

Other than as provided herein, Broker and Principal mutually release each other from all obligations under the Listing and from all claims, actions and demands that each may have against the other by reason of the Listing.

I acknowledge that I have read and understand this Cancellation of Listing and have received a copy.

Date _____ at _____, California

Principal _____ Principal _____

Broker _____ By _____ Date _____ (Agent)

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 2005-2006 CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____

