

# Cancellation of Listing Agreement Authority to Offer for Sale

## Form 242

for use in the Province of Ontario

**RE: LISTING AGREEMENT AUTHORITY TO OFFER FOR SALE (Agreement) FOR:**

**PROPERTY ADDRESS:** .....

**BETWEEN:**

**SELLER:** .....

**AND**

**BROKERAGE:** .....

**MLS® NUMBER(S):** ..... **L/BR ID. #** .....

**INTERBOARD MLS® NUMBER:** ..... **BOARD:** .....

**AGREEMENT EXPIRY DATE:** .....

The Seller and the Brokerage, by mutual consent, hereby release each other from the above described Agreement on the following terms:

The Seller releases the Brokerage from any and all liabilities, covenants, obligations and claims arising out of the Agreement.

The Brokerage releases the Seller from any claims of remuneration or compensation with respect to this Agreement, **save and except** that:

If an offer to purchase, obtained from anyone who was introduced to the property from any source whatsoever while the Agreement was in effect or was shown the property while the Agreement was in effect, is agreed to or accepted by the Seller or anyone on behalf of the Seller within the Listing Period or the Holdover Period provided for in the above described Agreement, the Seller agrees to immediately notify the Brokerage of the sale and to pay the Brokerage the commission agreed to in the Agreement.

If, however, the offer for the purchase of the Property is pursuant to a new agreement in writing to pay commission to another registered real estate brokerage, the Seller's liability for commission shall be reduced by the amount paid by the Seller under the new agreement.

The Brokerage agrees to immediately notify the Real Estate Board(s) of the cancellation in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

**This Cancellation of Listing Agreement shall not take effect unless signed by all parties set out below.**

For the purposes of this Cancellation of Listing Agreement: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

**All of the undersigned, hereby acknowledge receipt of a copy of this Cancellation of Listing Agreement.**

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Witness) ..... (Seller) ..... (Seal) (Date) .....

..... (Witness) ..... (Seller) ..... (Seal) (Date) .....

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Name of Brokerage) .....

..... (Witness) ..... (Signature of Brokerage's Broker of Record/Manager) ..... (Seal) (Date) .....