



**LISTING OF RESIDENTIAL IMPROVED PROPERTY
EXCLUSIVE RIGHT AND AUTHORITY TO SELL CONTRACT**



1 **THIS LISTING OF RESIDENTIAL IMPROVED PROPERTY EXCLUSIVE RIGHT AND AUTHORITY TO SELL CONTRACT** (this "Listing
2 Contract") is made and entered into between:

3 ("SELLER") Woodstock Ave LLC, a Florida Limited Liability Company and

4 ("BROKER") William Raveis Real Estate.

5 SELLER hereby gives BROKER the EXCLUSIVE RIGHT AND AUTHORITY TO SELL the real property hereafter legally described , including the
6 lawn, trees, shrubbery and landscaping (collectively "the Landscaping") and all non-leased fixtures (the "Real Property"), together with the following
7 items existing on the Effective Date of the Sales Contract: built-in appliances and beverage cooler(s)/dispenser(s); attached lighting; ceiling fan(s);
8 built-in shelving/closet fittings; wall-to-wall carpeting; integrated home automation (i.e. "smart home" components), audio-visual, home entertainment
9 and/or home sound systems including all operational components and software; hurricane/storm shutters and panels and all components; central
10 vacuum system including hoses; intercom system; water softener/purification system; built-in home generator; security/surveillance system including
11 cameras; drapery rods; television brackets (excluding televisions); decorative shutters; and pool equipment; electric vehicle charging equipment
12 including all operational components; and

13 (the Real Property and the above items are collectively referred to as the "Property"), and together with the following personal property existing on the
14 Real Property on the Effective Date of the sales contract: refrigerator(s); range(s), dishwasher(s); microwave(s); washer(s); dryer(s); draperies, curtains,
15 blinds, shades and other window treatments; garage door opener(s)/remote(s); access codes, keys, fobs and other access devices (including to
16 community property); pool or solar cover; child pool safety fence, and automated pool cleaning equipment; and
17

18 and the additional personal property, if any listed on the attached inventory or list (the "Personal "Property"), for a period of time commencing on
19 December 8, 2022 ("Commencement Date"), and terminating on December 8, 2023

20 ("Termination Date"). The Commencement Date shall be the date this Listing Contract is signed by SELLER if no Commencement Date is inserted.
21 The Termination Date shall be 270 days from the Commencement Date if no Termination Date is inserted. If SELLER, prior to the Termination Date,
22 enters into a contract to convey SELLER's interest in the Property, the Termination Date and this Listing Contract shall automatically be extended until
23 the earlier of the closing or termination of said contract.
24 The following items are excluded: _____

25 **1. THE PROPERTY.**

26 **A.** Property Interest: SELLER represents that SELLER owns the Property, or has an equitable or proprietary interest in, an exclusive right to
27 use, or a contractual right to acquire the Property, and has the right to sell and convey the Property, or has the right to sell and convey SELLER's
28 interest in, exclusive right of use of, or right to acquire the Property. SELLER is advised to seek legal counsel to confirm the exact nature, validity and
29 transferability of SELLER's interest in the Property and SELLER's representations set forth herein.

30 If applicable, SELLER shall convey SELLER's exclusive right to use the following: Parking Space(s) # _____, Garage(s) # _____, Cabana(s)
31 # _____, Storage Locker(s) # _____, Boat Dock(s) or Slip(s) # _____, and other common elements and common areas to which SELLER has
32 an exclusive right of use and the right to convey.

33 **B.** Property Legal Description: I 36 48 26 N1/2 OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OF NW1/4
34 _____ County: Collier

35 **C.** Property Address: 3039 Woodstock Ave, Naples, FL 34120

36 **D.** Property Tax Identification Number: 00207640001

37 **E.** Reserve account balances, if any.

38 **2. LISTING PRICE AND TERMS.**

39 This EXCLUSIVE RIGHT AND AUTHORITY TO SELL shall be for the following listing price: \$ 1,695,000.00
40 or upon any other price and terms or exchange to which SELLER may hereafter consent.

41 **3. BROKER'S OBLIGATIONS.**

- 42 In consideration of the granting of this EXCLUSIVE RIGHT AND AUTHORITY TO SELL, the BROKER agrees as follows:
- 43 **A.** To become informed about the Property.
 - 44 **B.** To make an earnest and continuing effort to sell the Property. However, this Listing Contract does not guarantee that such efforts will result
45 in a sale of the Property, and SELLER affirms that no such sale assurances or guarantees have been made or implied by BROKER.
 - 46 **C.** To promote the Property as BROKER deems appropriate.
 - 47 **D.** To keep SELLER informed as to BROKER's efforts in achieving a sale and closing of the Property.

48 E. To take reasonable precautions to prevent damage in the process of showing the Property or in permitting others to show the Property.
49 F. To distribute such information relating to the Property as BROKER deems appropriate to other real estate brokers, and to invite the
50 cooperation of such brokers in procuring a buyer for the Property. In the event a buyer is procured by another real estate broker (the "Cooperating
51 Broker"), BROKER will assist the Cooperating Broker to complete the sale and shall compensate the Cooperating Broker as provided in this Listing
52 Contract.

53 G. BROKER [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL APPLY]: (1) shall enter this listing of the Property into the Multiple
54 Listing Service(s) ("MLS") within 5 business days of the Commencement Date or 1 business day after the Public Marketing (defined below) of the
55 Property, whichever occurs first; or (2) shall not enter this listing of the Property into the MLS. If (2) is selected, the Broker shall not market the
56 Property outside of Broker's office including but not limited to any open houses, flyers displayed in windows, yard signs, digital marketing on public
57 facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), use of multi-brokerage listing
58 sharing networks, or posting on applications available to the general public (collectively, "Public Marketing").

59 H. BROKER [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL APPLY]: (1) shall (2) shall not disclose the existence of offers
60 on the Property to buyers and/or Cooperating Brokers. If disclosure is authorized and if asked, BROKER shall disclose whether the offers were obtained
61 by the listing licensee, another licensee of BROKER, or by a Cooperating Broker.

62 I. INTERNET OPTIONS: NOT APPLICABLE UNLESS (1) IS SELECTED IN SUBSECTION G. ABOVE. [SELECT ONE OPTION IN EACH
63 CHOICE BELOW. IF NO SELECTIONS ARE MADE, (1) SHALL APPLY IN EACH CASE]: SELLER agrees that the Property (1) may or (2)
64 may not be displayed on the internet. SELLER acknowledges that if (2) is selected, consumers who search the internet will not see information about
65 the Property in response to their search. If the SELLER selects option (1), SELLER further agrees as follows: that the address of the Property (1)
66 may or (2) may not be displayed on the internet. Real estate brokers or selling licensees participating in, or subscribing to, the MLS who operate
67 internet websites accessible to consumers, customers or clients (1) may or (2) may not display an automated estimated valuation of the
68 Property on such websites; and (1) may or (2) may not enable users of their websites to post comments or reviews ("blogging") about the
69 Property that are accessible to other users of the websites.

70 J. To install and use a lockbox on the Property if authorized by SELLER. SELLER [SELECT ONE. IF NO SELECTION IS MADE, (1) SHALL
71 APPLY]: (1) does or (2) does not authorize BROKER to install and use a lockbox on the Property. If SELLER authorizes use of a lockbox,
72 SELLER acknowledges that a lockbox is not intended or designed to act as a security device to prevent unauthorized access to the Property. The
73 lockbox is intended to facilitate marketing of the Property by other real estate licensees who participate or subscribe to any multiple listing service in
74 which BROKER is a participant or subscriber. SELLER hereby releases BROKER, any real estate association, or multiple listing services, and any
75 members, participants or subscribers of such organizations from any liability for any injuries, losses, expenses or costs incurred by SELLER by reason
76 of unauthorized access to the Property resulting from use of the lockbox.

77 K. BROKERAGE RELATIONSHIP. BROKER, or licensee of BROKER, has informed and disclosed to SELLER the brokerage relationship
78 between BROKER and SELLER. BROKER's required disclosure notice(s) have been provided to SELLER and the brokerage relationship is:
79 Transaction Broker (If left blank, transaction broker relationship shall apply.)

80 L. BROKER, and any cooperating broker or other legally authorized escrow agent, are authorized to accept and hold in escrow all deposit
81 monies paid on the purchase of the Property, and the duties of any escrow agent relative thereto shall be in accordance with the applicable laws of the
82 State of Florida and regulations of the Florida Real Estate Commission.

83 4. SELLER'S OBLIGATIONS.

84 In consideration of the obligations of the BROKER, the SELLER agrees:

85 A. To refer immediately to BROKER all inquiries about the Property, whether those inquiries are from other brokers or any other persons or
86 entities.

87 B. To provide BROKER, or those working by or through BROKER, access to any improvements on the Property for the purpose of inspection
88 or presentation to prospective purchasers at reasonable hours, and to otherwise cooperate with BROKER in carrying out the purposes of this Listing
89 Contract.

90 C. To inspect the Property from time to time and prior to any scheduled inspections and presentations, to detect and remove any safety
91 hazard or unsafe conditions on the Property, and to otherwise take all reasonable actions and precautions to minimize risk of injury to BROKER,
92 cooperating brokers, prospective purchasers, and authorized agents of said parties occurring on the Property. BROKER shall not be liable to
93 SELLER for any personal injury, losses or damage suffered by cooperating brokers, prospective purchasers and authorized agents of said parties
94 or any other third parties lawfully on the Property, or for any theft of SELLER's property by any of said other parties while on the Property. SELLER
95 shall hold BROKER harmless and indemnify BROKER from and against any and all such liability, except with respect to liability caused by
96 BROKER's gross negligence or intentional wrongdoing.

97 D. To comply with all applicable statutory and regulatory disclosure requirements.

98 E. To provide BROKER with all relevant information relating to the Property, including facts and conditions known to SELLER which materially
99 affect the value of the Property. SELLER shall inform BROKER of any obligations which may affect SELLER's or BROKER's performance under this
100 Listing Contract, and shall provide to BROKER copies of any documents containing said obligations, including, but not limited to current lease(s),

101 expired lease(s) or lease purchase options which impose a continuing liability upon SELLER to pay compensation to a party other than BROKER in
102 the event a previous tenant/lessee purchases the Property.

103 **F.** To provide BROKER with a complete copy of SELLER's existing owner's title policy, if available, and unless the Property is a condominium
104 or cooperative unit, complete copies of any survey and elevation certificate of the Property, if available.

105 **G.** If the listing is entered into MLS, SELLER authorizes BROKER to provide MLS with (1) factual data about the physical characteristics of the
106 Property; (2) timely notice of status changes relating to the listing; (3) pending sales information (excluding price); and (4) the closed sales price upon
107 the sale of the Property. SELLER grants to BROKER the right to authorize MLS to incorporate the aforementioned information into its database.
108 SELLER and BROKER acknowledge and agree that all database compilations are owned exclusively by MLS, which shall have the sole and exclusive
109 right to license access to the data in the database, including data about the Property, as MLS deems appropriate.

110 **H.** To permit interior and exterior photographs and/or videos of the Property to assist the Broker in marketing the Property.

111 **I.** To acknowledge that BROKER shall retain all rights, including, but not limited to any copyright or other intellectual property rights, to any
112 materials or content developed by BROKER, or by third parties acting on BROKER's behalf, for use in marketing the Property, including, but not limited
113 to, any photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and
114 other copyrightable elements relating to the Property ("Marketing Materials"). SELLER further grants to BROKER a royalty-free, perpetual, and
115 irrevocable license to use, sublicense, publish, display and reproduce any and all Marketing Materials supplied by SELLER to BROKER for use in
116 marketing the Property. SELLER warrants that any such Marketing Materials provided by SELLER to BROKER do not violate or infringe upon
117 the intellectual property or other rights of any other person or entity.

118 **J. Cautionary note regarding audio and/or video surveillance and recording devices:** There are Federal and Florida laws governing the
119 use of such devices. In many instances, consent of ALL parties to such surveillance is required in order for the activity to comply with the law. SELLER
120 agrees to inform BROKER in the event such devices are in active use on the Property.

121 **K. BROKER COMPENSATION** (the "Compensation"):

122 (1) To pay BROKER [FILL IN THE APPROPRIATE % AND/OR AMOUNT]: 5 % of the purchase price
123 and \$ _____ OR a flat fee of \$ _____ if a buyer who is ready, willing and able to purchase the Property is
124 procured.

125 (2) To pay BROKER [SELECT ONE AND FILL IN THE APPROPRIATE % AND/OR AMOUNT]: _____ % of the gross rent and
126 \$ _____ OR a flat fee of \$ _____ if the Property is leased during the term of this Listing Contract, unless SELLER
127 is party to a valid Exclusive Right and Authority to Lease Agreement pertaining to the Property as of the Commencement Date of this Listing Contract.
128 Whether or not SELLER was a party to a valid Exclusive Right and Authority to Lease Agreement for the Property, if the tenant purchases the Property
129 during his or her tenancy or within _____ months following termination of his or her tenancy, BROKER shall be paid the Compensation set forth
130 herein at the time of the closing of any sale to such tenant.

131 (3) Cooperating Broker Compensation. BROKER has explained to SELLER:

132 (a) BROKER's policy regarding cooperation with and compensation to other real estate brokers who may be invited to assist in
133 procuring a buyer for the Property;

134 (b) that buyer agents and brokers, even if compensated by BROKER or SELLER, may represent the interests of a buyer. Upon receipt
135 by BROKER of the Compensation provided above in this paragraph, BROKER shall pay to any such Cooperating Broker [SELECT ONE AND FILL
136 IN APPROPRIATE % OR AMOUNT]: 2.5 % of the purchase price or a flat fee of \$ _____, with BROKER retaining the
137 balance of the total Compensation to be paid by SELLER as set forth herein. BROKER's offer to cooperate with and compensate other brokers shall
138 extend to the following types of brokers: [CHECK ALL THAT APPLY IF NONE ARE SELECTED, ALL SHALL APPLY]: Transaction Brokers;
139 Single Agents; No Brokerage Relationship.

140 (4) SELLER understands and agrees that if the Property, or any interest therein or right of use or right to purchase is sold, contracted to
141 be sold, exchanged or otherwise transferred (excluding involuntary foreclosure) during the term of this Listing Contract, then SELLER shall pay the
142 Compensation to BROKER, whether such sale, exchange, transfer, or agreement therefore is procured or accomplished through BROKER or by or
143 through any other person or entity, **including SELLER.**

144 (5) SELLER further understands and agrees that if the Property, or any interest therein or right of use or right to purchase, is sold, contracted
145 to be sold, exchanged or otherwise transferred within 90 days after the Termination Date to anyone with whom BROKER or those working by or
146 through BROKER, or SELLER has had contact regarding the Property prior to the Termination Date, then SELLER shall pay the Compensation to
147 BROKER. However, SELLER's obligation to pay Compensation to BROKER shall cease if SELLER enters into bona fide exclusive right and authority
148 to sell contract with another licensed real estate broker to become effective after the Termination Date and a sale, lease, exchange, transfer or contract
149 to sell the Property is made during the term thereof.

150 5. SELLER'S SALES CONTRACT OBLIGATIONS.

151 In the event BROKER secures a buyer for the Property, and unless the sales contract provides otherwise, SELLER agrees to the following:

152 **A.** To provide and pay for the following when applicable:

153 (1) the title evidence as specified in the sales contract; (2) if the Property is located in Lee or Charlotte County, the premium for the owner's
154 title insurance policy, and the charges for title search and title continuation through the date of deed recording; (3) preparation of statutory warranty
155 deed (or special warranty deed if SELLER is a fiduciary), if applicable, bill of sale with warranties of ownership and freedom from encumbrances,
156 Association estoppel letter(s), BROKER and Cooperating Broker compensation verifications, tenant estoppel letter(s), copy(ies) and assignment(s) of
157 lease(s), and an affidavit regarding liens, possession, and withholding under FIRPTA, in a form sufficient to allow "gap" coverage by title insurance;

158 (4) mortgage payoff letter(s) from existing creditor/lender(s); (5) documentary stamp tax on deed; (6) BROKER's Compensation (to be disbursed by
159 closing agent at closing); (7) utility estoppel fees, outstanding balances due, and utility services to the Closing Date; (8) any Association special
160 assessments and governmentally imposed liens or special assessments which are SELLER's obligation under Paragraph 6, and any and all
161 outstanding balances or fines due to any Association governing the Property; (9) SELLER's attorney fees, (10) if SELLER is subject to withholding
162 under FIRPTA, charges associated with preparing the 8288 and 8288A and/or 8288B withholding certificate application and/or tax return related
163 thereto, and reasonable fees to BUYER's attorney or closing agent for escrow and disbursement of withheld funds; (11) reimbursement of prepaid
164 estoppel fees and other costs advanced on behalf of SELLER; (12) wire fees associated with transfer(s) of SELLER proceeds and payoffs; and
165 (13) assignment of insurance and service contracts which BUYER elects to assume at closing. . Unless the Property is a condominium or
166 cooperative, SELLER will provide a complete copy of any survey of the Property in SELLER's possession that is certified to SELLER (together with
167 flood elevation certificate, if applicable), and if to SELLER's knowledge there are no improvements or encroachments currently located on the Property
168 other than as shown on SELLER's survey, SELLER will sign an Affidavit of "No Change" affirming same to the buyer.

169 **B.** To convey marketable title by general or special warranty deed, or if a cooperative apartment, by applicable conveyancing instruments, free
170 and clear of all liens and encumbrances, except those items which the buyer agrees to assume.

171 **C.** To deliver possession and occupancy of the Property on the Closing Date.

172 **D.** To prorate the following:

173 (1) real and personal property taxes based on the current year, if available. If not available, the taxes shall be based on the TRIM "Your Taxes
174 This Year if PROPOSED Budget is Adopted" amount and current year non-ad valorem amount(s), if available, or prior year non-ad valorem amounts
175 if current year is not available. If neither the current year tax nor TRIM amounts are available, the taxes shall be based on the prior year's bill (without
176 discount or exemptions no longer available in the year of closing) and prorated upon receipt of the actual tax bill if requested by either party. If
177 completed improvements exist on the Property for which a certificate of occupancy was issued as of January 1st of the year of closing, which did not
178 exist on January 1st of the prior year, taxes shall be estimated for proration by applying the current year millage rate to the current year taxable value
179 of the Property. If the current year millage rate is not fixed, the prior year millage rate shall be applied. If the current year taxable value is not fixed, the
180 taxes shall be estimated for proration by *applying* the most current fixed millage rate to a sum equivalent to 80% of the purchase price; (2) interest on
181 any assumed indebtedness; (3) rents; (4) Association assessments and CDD/MSTU operating and maintenance assessments; (5) county waste
182 assessments; (6) appliance service contracts assumed by the buyer; and (7) propane gas.

183 **E.** To grant to the buyer at closing a credit equivalent to the amount of any security deposit, other tenant deposits and prepaid rents held by
184 SELLER, and any accrued interest thereon, or alternatively to convey or assign to the buyer ownership or an assignment of the account in which the
185 deposits and prepaid rents, and any accrued interest thereon, are held.

186 **6. SELLER'S DISCLOSURES.**

187 **A.** SELLER represents and warrants that (1) to the best of SELLER's knowledge no other party has a legal or equitable ownership interest in the
188 Property (If SELLER's interest in the Property is equitable or proprietary, or SELLER has the exclusive right to use, or has a contractual right to acquire
189 the Property, another party may have an interest in the Property); and (2) SELLER has the authority to enter into this Listing Contract.

190 **B.** SELLER acknowledges and understands that if SELLER knows of facts or conditions materially affecting the value of the Property, which are
191 not readily observable, SELLER has an obligation to disclose all such facts and conditions to a buyer and to BROKER. All such known facts and
192 conditions shall be set forth in writing in Other Terms and Conditions, or by written document attached hereto and presented at the time of execution
193 of this Listing Contract. SELLER has fully reviewed this Listing Contract and the information relevant to the Property (as shown in the listing information
194 herein and/or the SELLER's Disclosure Statement, if applicable), and SELLER warrants, to the SELLER's best knowledge, the accuracy of the
195 information. SELLER agrees to indemnify and hold harmless BROKER and those relying thereon for liability or damages resulting from the inaccuracy
196 of the information, facts and conditions provided or from lack of disclosure of same.

197 **C.** SELLER does or does not elect to complete a seller's disclosure form. In the event that a seller's disclosure form is completed, SELLER
198 agrees to update the disclosure form from time to time as the *condition* of the Property warrants.

199 **D.** SELLER is or is not a foreign person or entity as defined in the Internal Revenue Code. If SELLER is a foreign person or entity,
200 SELLER may be subject to Internal Revenue Service withholding requirements at closing. **IF SELLER IS A FOREIGN PERSON OR ENTITY, SELLER**
201 **IS ADVISED TO CONSULT A LEGAL AND/OR TAX PROFESSIONAL PRIOR TO EXECUTION OF A SALES CONTRACT.**

202 **E.** SELLER shall provide a Homeowners' Association Disclosure Summary to prospective buyers for each mandatory homeowners' association
203 as required by law.

204 **F.** SELLER is or is not aware of any past casualty insurance claims made for damage to or upon the Property.

205 **G. LEAD-BASED PAINT:** Construction of the residence on the Property was commenced: prior to 1978 OR 1978 or later. If construction
206 of the residence was commenced prior to 1978, SELLER and BROKER must complete and attach the form "Licensee Notice to SELLER/Landlord
207 Complying with the Lead-Based Paint Law." SELLER does or does not have knowledge of lead-based paint or lead-based paint hazards in the
208 residence. SELLER does or does not have documentation confirming the presence or absence of lead-based paint or lead-based paint hazards.

209 **H.** If the Property is located in unincorporated Collier County, SELLER acknowledges receipt of the Collier County Code Compliance Residential
210 Program brochure.

211 **7. COMMUNITY DEVELOPMENT DISTRICT/MUNICIPAL SERVICE OR BENEFIT TAXING UNIT.**

212 The Property is or is not located within a community development district (CDD) and/or municipal service or benefit taxing unit (MSTU). If the
213 Property is located within either a CDD or MSTU, SELLER shall complete and deliver to BROKER the CDD/MSTU Assessments Disclosure for use in
214 a potential sales contract.

215 **8. ASSOCIATION AND GOVERNMENTALLY IMPOSED LIENS AND SPECIAL ASSESSMENTS.** SELLER shall pay the full amount of any
216 Association special assessments and governmentally imposed liens or special assessments (other than CDD/MSTU assessments which are

217 addressed in the CDD/MSTU Assessments Disclosure, if applicable), which on or before the Effective Date of the sales contract are a lien or a
218 special assessment that is certain as to (a) the identity of the lienor or assessor, and (b) the property subject to the lien or special assessment,
219 and (c) the amount of the lien or special assessment. If as of the Effective Date of the sales contract there are any pending liens or special
220 assessments which are not SELLER's obligation as set forth above and which were not disclosed in writing to a buyer by SELLER prior to or
221 concurrent with the execution of the sales contract, and which exceed 1% of the purchase price, the buyer may terminate the sales contract, unless
222 SELLER agrees in writing to pay the portion of such pending liens or special assessments in excess of 1% of the purchase price, and SELLER
223 agrees to pay into escrow at closing a reasonable sum to insure that the excess will be paid.

224 **9. DEFAULT.**

225 If the transaction is not closed because of the refusal, failure or inability of SELLER to perform, or if SELLER fails or refuses to enter into a contract
226 with a ready, willing and able buyer of the Property, SELLER shall pay the Compensation to BROKER in full upon demand by BROKER. In such event,
227 this Listing Contract shall not be terminated, but shall continue in full force and effect. If SELLER fails or refuses to pay BROKER's Compensation after
228 demand by BROKER, SELLER hereby grants to BROKER the right to place a lien on the Property, which right shall survive termination of this Listing
229 Contract, and any such lien can be foreclosed in the same manner as a mortgage on real property. If deposits are retained by SELLER, 50% thereof,
230 but not exceeding the full amount of the Compensation to BROKER, shall be paid to BROKER as full consideration for BROKER's services, including
231 costs expended by BROKER, and the balance shall be paid to SELLER.

232 **10. LITIGATION; ATTORNEY FEES AND COSTS.**

233 In connection with any litigation concerning this Listing Contract, venue shall be in the county where the Property is located, and the prevailing
234 party shall be entitled to recover reasonable attorney fees and court costs, including on any appeals, from the non-prevailing party.

235 **11. MISCELLANEOUS.**

236 **A.** The Property shall be offered, shown and made available for sale to all persons without regard to race, color, national origin, sex, handicap,
237 disability, familial status, religion, sexual orientation, gender identity and any protected class under applicable federal, state and local fair housing laws.
238 BROKER shall not be required to violate any provision of the National Association of Realtors (NAR) Code of Ethics, as amended from time to time.

239 **B.** The laws of the State of Florida shall control the interpretation and enforcement of this Listing Contract. In the event any litigation or dispute
240 arises out of this Listing Contract, venue for resolution shall be the county where the Property is located, with the prevailing party entitled to recover
241 from the non-prevailing party reasonable attorney fees and court costs relating thereto.

242 **C.** This Listing Contract constitutes the entire agreement between the parties and shall be binding upon and inure to the benefit of the parties
243 hereto, their respective heirs, administrators, successors and assigns. This Listing Contract shall be binding and enforceable upon execution by
244 SELLER and BROKER (hereinafter the "Effective Date"), which shall be the last date either BROKER or SELLER signs or initials this Listing Contract,
245 and which may be different than the "Commencement Date" of this Listing Contract. Thereafter, this Listing Contract cannot be terminated or modified
246 in any manner, except by an agreement in writing, signed by SELLER and BROKER. Signatures and initials communicated by electronic or facsimile
247 transmission shall be binding. "Association" shall mean all homeowners associations under Chapter 720, F.S., condominium associations under
248 Chapter 718, F.S. or cooperatives under Chapter 719, F.S. which may have authority over the Property.

249 **D.** A facsimile or electronic (including "pdf") copy of this Listing Contract and any signatures hereon shall be considered for all purposes as an
250 original. This Listing Contract may be executed by use of electronic signatures, as determined by Florida's Electronic Signature Act and other applicable
251 laws.

252 **E.** This Listing Contract and any addenda and amendments thereto may be signed in counterparts and said counterparts shall collectively
253 constitute the entire agreement of the parties.

254 **11. A. OTHER TERMS AND CONDITIONS:**

255 **I /We do or do not have audio AND/OR video recording devices on the listed**

256 **Property.**

257 **Seller should call to confirm wiring instruction prior to any wire transfer of funds because email**

258 **confirmation may not provide sufficient security against wire fraud.**

259 **If Gregory Sofranko represents both buyer and seller with no co-broke, total commission will be 4%.**

260 **B. ADDENDUM:** The following Addendum/Addenda, IF ATTACHED HERETO, are incorporated into this Listing Contract:

261 **Limited Brokerage Services**

262 **Short Sale**

263 **Other:** _____

264 To the extent such Addendum/Addenda terms conflict with the terms of this Listing Contract, the Addendum/Addenda terms shall control.

265 IN WITNESS WHEREOF, SELLER and BROKER hereto have executed this Listing Contract on the day and year below provided, with each
266 party acknowledging receipt of a copy thereof.

267 Stephen Paul, as Manager of Woodstock Ave LLC **December 11, 2022**
268 (Seller's Signature) (Date) (Seller's Signature) (Date)

269 Woodstock Ave LLC, a Florida Limited Liability Company
270 (Seller's Printed Name) (Seller's Printed Name)

271 Seller's Mailing Address: 4190 1st Ave Sw Naples, FL 34119
272 Seller's Contact (Home) _____ (Office) _____ (Cell) _____ (Fax) _____
273 Email Address: _____

274 _____ **Gregory Sofranko**
275 (Authorized Broker's Signature) (Date) (Listing Licensee's Printed Name)

276 Brokerage Firm Name: William Raveis Real Estate

277 **WIRE FRAUD ADVISORY. CYBER CRIMINALS ATTEMPTING TO STEAL LARGE SUMS OF MONEY ARE TARGETING REAL ESTATE**
278 **TRANSACTIONS BY INTERCEPTING ELECTRONIC COMMUNICATIONS AND SENDING EMAILS THAT APPEAR TO BE FROM REAL**
279 **ESTATE AGENTS, BROKERS, ATTORNEYS, TITLE COMPANIES, LENDERS AND OTHERS INVOLVED IN REAL ESTATE TRANSACTIONS.**
280 **THESE CRIMINALS HAVE INTERCEPTED WIRE TRANSFER INSTRUCTIONS, OBTAINED ACCOUNT INFORMATION, AND, BY ALTERING**
281 **SOME OF THE DATA, USED EMAILS TO CONVINCED BUYERS, SELLERS AND OTHERS TO REDIRECT THE MONEY TO A FRAUDULENT**
282 **ACCOUNT. THESE EMAILS ARE SOPHISTICATED AND MAY LOOK LIKE LEGITIMATE EMAILS FROM PARTIES INVOLVED IN THE**
283 **TRANSACTION. BUYER AND SELLER ARE STRONGLY ENCOURAGED NOT TO SEND PERSONAL INFORMATION, SUCH AS BANK**
284 **ACCOUNT NUMBERS OR OTHER NON-PUBLIC INFORMATION, VIA UNSECURED EMAIL OR OTHER ELECTRONIC COMMUNICATION,**
285 **AND TO NEVER WIRE TRANSFER MONEY WITHOUT PERSONALLY SPEAKING WITH THE INTENDED RECIPIENT OF THE WIRE**
286 **TRANSFER TO VERIFY THE ROUTING AND ACCOUNT NUMBERS. BUYER AND SELLER HEREBY AGREE TO INDEMNIFY AND HOLD**
287 **HARMLESS ESCROW AGENT, ANY CLOSING AGENT AND ANY BROKER ACTING IN AN AGENCY OR NON-AGENCY RELATIONSHIP**
288 **RECOGNIZED UNDER CHAPTER 475, FLORIDA STATUTES, FROM ALL LOSSES, LIABILITIES, CHARGES AND COSTS INCURRED DUE**
289 **TO ANY WIRE TRANSFERS OR WIRE INSTRUCTIONS WHICH RELATE TO THE TRANSFER OR ISSUANCE OF FUNDS. FOR PURPOSES**
290 **OF THIS PARAGRAPH, ESCROW AGENT, ANY CLOSING AGENT AND ANY BROKER SHALL BE INTENDED THIRD-PARTY**
291 **BENEFICIARIES.**

Thank you for selecting William Raveis Real Estate to assist you with the purchase or sale of your property. William Raveis-Florida, LLC d/b/a William Raveis Real Estate together with its licensees, managers, officers, directors, members, employees, Sales Associates, independent contractors, and any related entities, are collectively hereinafter referred to as "Raveis". Customer acknowledges that Raveis and Gregory Sofranko (Sales Associate) have recommended and disclosed the following:

RECOMMENDATIONS

If a Buyer, the Customer should: (a) Have professional home inspections within the time period set forth in the sales contract, including but not limited to: air conditioning/heating, air quality, appliances, equipment, drywall, electrical/mechanical components, foundation, lead based paint, mold, open permits, polybutylene piping, pool, radon, roof, sea wall, septic system, square footage, structure, well water system, and wood destroying organisms; (b) request and review a Seller's disclosure prior to signing any offer to purchase property; (c) obtain information satisfactory to the Customer as to the insurability of the property with respect to: flood zones, the existence of polybutylene plumbing, any other factor affecting the availability of insurance; (d) obtain a home warranty; (e) obtain an appraisal if concerned about valuation, (f) review builder restrictions on resales and/or purchases by investors, to ensure that builder restrictions do not interfere with their planned use for the property (this typically applies in a condominium but may apply to single-family or villa type properties); (g) review rental, architectural, visitor, vehicular, pet and other HOA/condo/co-op rules or deed restrictions and ensure that these do not interfere with their planned use for the property; (h) contact city, county or federal agencies that control building, zoning and other regulations, if needed, to verify any issues of concern, and (i) obtain a professional survey.

Before Customer wire transfers any funds to any party, Customer should personally call the intended recipient to confirm the wiring instructions provided to Customer are correct, as email confirmation may not provide sufficient security against wire fraud. Customer should call a telephone number that is independently obtained (e.g. from the recipient's website) and not a telephone number in the email to be sure the contact is a legitimate party. RAVEIS ASSUMES NO RESPONSIBILITY FOR ANY WIRE TRANSFER INSTRUCTIONS THAT CUSTOMER MAY RECEIVE OR WHICH CUSTOMER MAY PROVIDE.

If a Seller, the Customer should: (a) complete a Seller's disclosure to the best of their knowledge, (b) obtain an appraisal if concerned about valuation, (c) contact city, county or federal agencies that control building, zoning and other regulations, if needed, to verify any issues of concern.

DISCLOSURES TO BUYERS AND SELLERS

Raveis is a licensed Florida real estate broker and does not give legal, tax, investment, financing, appraisal, engineering, architectural, insurance, wind mitigation, or survey advice, nor does Raveis act in any capacity as a home, mold or radon inspector, building contractor, or other service provider. Customer is hereby advised to seek the advice and services of appropriately licensed or otherwise qualified professionals regarding the foregoing items.

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REAL ESTATE • MORTGAGE • INSURANCE

As a courtesy, Raveis may provide the names of one or more service providers. This shall not in any way be construed to be a recommendation or endorsement of, nor is Raveis warranting the work of any such providers, and Customer hereby acknowledges and agrees that the final choice of any service provider rests solely with Customer, whether the name appears on any list provided by Raveis. Customers are advised to satisfy themselves as to the reputation, bonding, and licensing of vendors.

Floor plans provided, if any, are not produced by Raveis, and Raveis does not make any representation or warranty as to the accuracy of such measurements. Any floor plan provided is the product of an independent third party, whether that be a previous developer, architect, county appraiser, or floor plan service. As such, the measurements should be considered as estimates of actual square footage.

Information in the multiple listing service (MLS) is generally reliable but is not guaranteed. Other information obtained on the Internet related to the Property may not be reliable and Customer is encouraged to independently verify the accuracy of any information.

School boundaries are adjusted from time to time. Customer should verify that school boundaries meet their family's needs.

Florida law provides for the public search of sexual offenders in any property's neighborhood on the Sexual Offender website, <http://offender.fdle.state.fl.us/offender/homepage.do>.

Customer understands and acknowledges that any property viewed may be or is equipped with cameras and/or other video or audio recording devices and consents to being audiotaped, videotaped and/or live streamed while viewing a property.

I/We acknowledge reading the above recommendations, disclosures, and consent on the date signed below.

Stephen Bede, Manager of Woodlands at WDR Dec 11, 2022
Customer Signature & Date

Customer Signature & Date

Print Name

Print Name