

RESOLUTION: 194-19

**RESOLUTION TO AUTHORIZE EXECUTION OF EXCLUSIVE LISTING SALES
AGREEMENT FOR PROPERTY KNOWN AS 222 SOUTH DELSEA DRIVE,
BLOCK 903, LOT 7 BETWEEN CENTURY-21 RAUH & JOHNS AND THE
BOROUGH OF CLAYTON
NUNC PRO TUNC**

WHEREAS, the Borough of Clayton is the owner of a property known as 222 South Delsea Drive, Block 903, Lot 7 and located within the Borough's Redevelopment Area along Delsea Drive; and

WHEREAS, the Borough of Clayton is interested in the sale of said property as part of its Redevelopment efforts along the Delsea Drive corridor; and

WHEREAS, the Borough of Clayton has determined that the property be listed for sale to assist in the marketing and ultimate sale of the property; and

WHEREAS, Century-21 Rauh & Johns is a licensed real estate company; and

WHEREAS, the Borough of Clayton and Century-21 Rauh & Johns need to enter into an Exclusive Listing Sales Agreement ("Agreement") to provide for the sale of the Borough's property known as 222 S. Delsea Drive, Clayton, New Jersey, also known as Block 903, Lot 7; and

WHEREAS, the governing body has reviewed the terms and conditions of the attached Exclusive Listing Sales Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Clayton, County of Gloucester and State of New Jersey as follows:

1. That the governing body does hereby approve and authorize the execution of the attached Exclusive Listing Sales Agreement between the Borough of Clayton and Century-21 Rauhs & Johns for the sale of the Borough's property known as 222 South Delsea Drive, Block 903, Lot 7 until August 31, 2020.
2. That the Mayor or Borough Clerk be and hereby is authorized to execute said Agreement on behalf of the Borough of Clayton.

ADOPTED at a meeting of the Mayor and Council of the Borough of Clayton, County of Gloucester, and State of New Jersey held on Thursday, September 12, 2019.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

Attest:



CHRISTINE NEWCOMB, Municipal Clerk

CERTIFICATION

I, Christine Newcomb, Municipal Clerk, of the Borough of Clayton, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Borough Council at a meeting of the Borough of Clayton held on Thursday, September 12, 2019.



CHRISTINE NEWCOMB
Municipal Clerk



CENTURY-21 RAUH & JOHNS
508 HURFFVILLE CROSSKEYS RD.
SEWELL, N.J. 08080
856-582-0366
FAX: 856-582-0605

Exclusive Listing Sales Agreement
COMMERCIAL

Property: 222 S Delsea Dr. Clayton, NJ 08312

TO: CENTURY-21 RAUH & JOHNS (here-in designated as Agent)

In consideration for your listing and endeavoring to procure a purchaser for the properties described above, the undersigned (herein designated as Owner) grants the Agent the sole and exclusive right to sell said property until the 31st day of August, 2020. The Owner agrees to pay the Agent a commission of six (6%) percent of the gross sales price when Agent, Owner or any other person, firm or corporation Procures a Buyer for said property or portion thereof. This agency after initial term renews from month to month until owner gives agent 30 days notice of termination.

I, Suzanne Cunningham, as a Real Estate Agent of Century-21 Rauh & Johns, intend, as of this time, to work as Agent and Disclosed Dual Agent if the opportunity arises.

COMMISSION SPLITS:

Seller/Landlord authorizes the sharing of listing broker's compensation with:

(A) Subagents yes x no (B) Buyers Brokers x yes no (C) Transaction Brokers x yes no.

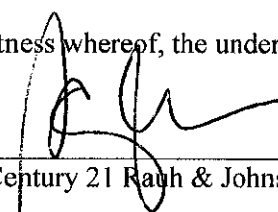
Listing Broker offers the following Commission to Subagents 0,

Buyers Brokers 3 % - \$100, Transaction Brokers 3 % - \$100.

Owner warrants and represents that he is the owner of said property and that he can and will execute a sufficient instrument of conveyance. Agent is authorized to sell said property for \$55,000.00 all cash or part cash and part mortgage or any other price or terms to which the Owner may consent. The Owner agrees to assist and cooperate in the sale. If said property is sold or exchanged within 180 days after the termination of this contract to any person to whom the Agent has shown or negotiated said property, and a list of said persons has been furnished to the Owner prior to the expiration of this listing, said commission is to be paid the Agent forthwith.

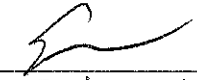
Owner acknowledges that he/she has read this writing, understands its contents and has received a copy thereof. The authority conferred upon said Agent shall be deemed irrevocable and shall be binding upon the heirs, executors, administrators and assigns of said owner.

In witness whereof, the undersigned have hereunto set his, her, their hand(s) and seal(s):


By: Century 21 Rauh & Johns

9-3-19
Date

856-304-7324 (cell)
Day Phone


Tom Bianco, Mayor Seller

Attest:

Christina DeLuca, Clerk
Seller