



WASHINGTON REALTORS®

Legal Hotline Q&A of the Week

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Question:

When we put a date on the listing agreement for when the property will be “on market”, do we need to amend the date with a Form 18 if we are able to get on market before the date on the listing agreement, or is it “implied” that that field is “on or before” even though the form only says “on”?

Answer:

Broker should amend the listing agreement to reflect the revised date that seller wants the property in the MLS. Broker always wants to avoid he said/she said arguments when it relates to contract provisions. Oral agreements that contradict written contract provisions will almost always fail in the face of a dispute.

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