

What Sellers Sign: A Preview of Key Listing Documents

Below is a summary of the standard documents most sellers in New Jersey will be asked to sign when listing their home. Some are required by law, while others are standard in brokerage agreements or apply in specific situations. My goal is to make sure you feel informed and confident before signing anything.

New Jersey Consumer Information Statement (CIS)

Status: Mandatory

Purpose: Explains the types of agency relationships available in NJ real estate (e.g., seller's agent, buyer's agent, dual agent). This form does not create a contract—it simply clarifies how representation works.

Key fillable sections: Date, property address; agent and brokerage info; selected agency relationship.

[Download Now](#)

Exclusive Right to Sell Agreement

Status: Mandatory

Purpose: This is the official listing agreement between the seller and the brokerage. It authorizes your agent to market your home and outlines key terms of the listing.

Key fillable sections: Property address; listing price; start and end dates; commission percentage; seller contact info; agent and brokerage info; included/excluded items; additional terms if applicable.

[Download Now](#)

New Jersey Housing Discrimination Disclosure Letter

Status: Mandatory

Purpose: Educates sellers about state and federal fair housing laws, which prohibit discrimination in housing transactions.

Key fillable sections: Property address; seller signature and date; agent and brokerage info.

[Download Now](#)

Seller's Property Disclosure Statement

Status: Mandatory

Purpose: Provides detailed information about the condition of your home, including systems, structures, improvements, and known issues.

Key fillable sections: All property condition questions; seller initials and signature; property address and date; buyer acknowledgment (later in the process).

[Download Now](#)

Dual Agency Disclosure and Consent Form

Status: Optional (if applicable)

Purpose: Used when the same brokerage represents both buyer and seller. Explains how the agent must act as a neutral facilitator.

Key fillable sections: Buyer and seller names; property address; signatures and dates; brokerage info.

[Download Now](#)

Designated Agency Disclosure and Consent Form

Status: Optional (if applicable)

Purpose: Used when two different agents from the same brokerage represent each party separately, preserving confidentiality.

Key fillable sections: Buyer and seller names; designated agents and license numbers; property address; signatures and dates.

[Download Now](#)

Exclusive Office Listing Agreement

Status: Optional

Purpose: Indicates that the listing will not be entered in the MLS and will be marketed only within the listing office.

Key fillable sections: Property address; listing period; commission; seller name and signature; agent and brokerage info.

[Download Now](#)

Final Notes

I'm happy to review each of these documents with you at the time of signing, if you choose—but by offering them upfront, you have the opportunity to read through everything at your own pace and fully understand each form before our listing appointment. Transparency and preparation are the foundation of a smooth selling experience.

If you would like to [schedule a Seller's Consultation](#), call me at [732-216-7643](tel:732-216-7643) or click the link to submit a booking request.

Kerry Ascione, REALTOR®

Shore Insight Group, LLC at EXIT Realty East Coast

57 E Main Street, Holmdel, NJ 07733

732-216-7643 Cell | 732-946-2000 Office

KerryA@EXITRealtyEC.com

All EXIT Realty offices are independently owned and operated



