

SAMPLE TERMINATION LETTER

**ABC Real Estate Brokerage
Ms. Managing Broker
123 Main Street
Home Town, USA**

Re: Termination of Listing Agreement

Dear Ms. Managing Broker:

Pursuant to the exclusive listing agreement that I executed with your brokerage, I hereby terminate the listing agreement – effective immediately.

As you know, my designated agent left your brokerage and is now associated with another broker. The only reason that I executed the exclusive listing agreement with your brokerage was because I wanted to work with my designated agent. With all due respect to you and your brokerage, I want to work only with my designated agent and not any other agent at your brokerage.

Because my designated agent has now left your brokerage, the benefit of the bargain that I received in executing the exclusive listing agreement with your brokerage no longer exists. As such, the exclusive listing agreement is now voidable because it has become impossible for you to perform under the contract with my designated agent no longer associated with your brokerage.

If, within 24 hours, I do not receive written confirmation that you have terminated the listing agreement, I will be forced to retain counsel to move for immediate injunctive relief to maintain the status quo and to sue for damages, including lost sales opportunities caused by your refusal to immediately terminate the listing agreement. In addition, I will relay my very negative experience with your office to my friends and relatives and to the local press.

Please govern yourself accordingly.

Sincerely,