1. The available type of listening are

1. Open Listing
2. Exclusive Agency Listing
3. Exclusive Right-to-Sell Listing

Open listening is the best in this sense when you find out your own buyer then you do not need to pay commission. An open listing allow proprietors sell their houses by themselves under a title "for sale by owner". It's a non-exclusive contract, permitting an owner to accomplish open listings with different real estate brokers and can pay commission to one who bring buyer and if owner himself find buyer then owner do not need to pay anything to anyone. ( Gaddy & Hart, 2003).

2. A real estate agent is a specialist who is involved in the purchase, sale or exchange of real estate. Solving the problems of clients, he selects the necessary object, studies the supply and demand in the labor market, looks for buyers or sellers of real estate, concludes contracts. the actions of a realtor must be characterized by honesty, fairness, transparency and professionalism;

1. the agent is obliged to pay enough attention to the customer of the service, while doing his work in good faith. Agencies will be required to represent only trained personnel who are qualified to provide real estate services ;
2. when concluding a contract with a client, the agent must honestly and openly explain all the nuances of the contract, provide for the application of the claim procedure, describe the actions for possible compensation for losses. The work of a realtor must be performed in accordance with existing legislation;
3. a realtor must avoid any conflict of interest. If they arise, then it is necessary to find the correct resolution of the conflict situation, which will be fair for the parties to the dispute;
4. the agent must be impartial in his activities and any business communication;
5. the realtor is obliged to provide the customer with truthful, clear, timely and transparent information(Zeller, 2017).

3. If both the buyer and seller get agreed to terminate the agreement, the purchaser ordinarily may ask for the recovery of any amount paid, even if the agreement offers that such amount will not be paid off if the agreement is not completed.

4. right-to-buy contract will allow , the listing agent, to represent both the seller and the buyer.

References

Gaddy, W. E., & Hart, R. E. (2003). Real estate fundamentals. Dearborn Real Estate.

Zeller, D. (2017). Success as a Real Estate Agent for Dummies. John Wiley & Sons.