
JACK STUMPF & ASSOCIATES, INC.
1700 CENTRAL BOULEVARD
HARVEY, LOUISIANA 70058
PHONE 504.366.6800 FAX 504.366.6836

Authorization to Sell

Jefferson Parish, Louisiana

Date: August 28, 2026

The undersigned Owner(s) hereby grant(s) to **Jack Stumpf & Associates, Inc.** and their successors or assigns (hereinafter referred to as "Agency"), the sole and exclusive right to sell and/or lease the following property:

Address: 3101 Tulane Avenue
New Orleans, LA 70119

Sales Price: \$3,500,000.00

Advertising: Agent is authorized to place "For SALE" signage on the Property, advertise the Property for sale and/or lease on various websites and other media platforms, and distribute marketing materials in print or electronic format.

Commission: Owner agrees to pay Agency a commission of **Four (4%) Percent** of the gross amount of any agreement to purchase, that may be negotiated during the existence of this agreement, or on the gross amount of any such agreement made within Ninety Days after the expiration or termination of this agreement, with anyone to whom said property has been quoted during the term of this agreement, part of which commission may be paid to any cooperating or buyer's broker at listing broker's sole discretion. The commission is earned at the completion of the Act of Sale. The commissions reflected in this agreement have been negotiated only by the parties to the agreement.

Cooperation with other Agents: Seller agrees that the Agency may engage other licensed real estate agents to assist in selling or leasing the Property and may share its Commission, as determined solely by the Agency.

Ownership: The Seller warrants and acknowledges to be the owner of the Property and that no other individuals or entities have title. The Seller has the authority as owner to execute this Agreement and sell the Property

Deposit: Agency is authorized to accept from Purchaser, or his representative, a non-interest-bearing deposit represented by cash and/or a real estate deposit note, and to place the cash portion of this deposit in any bank in the Greater New Orleans area. Agency shall have no responsibility in case of failure or suspension of said bank. In the event of a dispute between Owner and Purchaser, Owner understands and agrees that Agency cannot disburse the deposit without the mutual written consent of the Purchaser and Owner, or judicial order or order of the Louisiana Real Estate Commission.

Dispute Resolution: Any dispute arising from this Agreement shall be required to be resolved by binding arbitration of the Parties hereto. If the Parties cannot agree on an arbitrator, each party shall select one arbitrator, and both arbitrators shall select a third (3rd) to handle the dispute. The arbitration shall be governed by the rules of the American Arbitration Association in full force and effect.

Indemnification: In further consideration of the efforts and expenditures by Agent, Owner shall indemnify and hold Agent harmless from and against any liability, loss, or expense, including reasonable attorney's fees and court costs, incurred by Agent as a result of any claim or suit for personal injury or property damage sustained by any person while on the Property, arising from the condition of the Property or the negligence of Owner.

Term: This authorization to sell shall remain in full force and effect for a period of Six (6) Months from date of acceptance and shall automatically renew for a similar term unless Owner provides Agency with thirty (30) days written notice of his intent to void this agreement. Upon acceptance Agency shall calculate expiration date and so notify Owner. If an agreement to purchase and sell is executed, during the term of this Listing Agreement the parties agree to extend the effective period of this listing agreement to include the closing date as provided for in the agreement to purchase, or any extensions thereof.

Agency Disclosure: Notwithstanding the provisions of Civil Code Articles 2985 through 3034 or any other provisions of law, a licensee engaged in any real estate transaction shall be considered to be representing the person with whom he is working as a Designated Agent unless there is a written agreement between the Broker and the person providing that there is a different relationship or the licensee is performing only ministerial acts on behalf of the person.

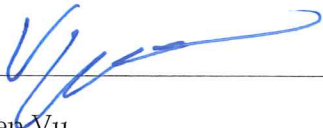
**WE DO BUSINESS IN ACCORDANCE WITH FEDERAL CIVIL RIGHTS AND
ANTI-DISCRIMINATION LAWS.**

Signatures Appear on the Following Page

Acceptance Date: 9/4/2024

Expiration Date: 3/4/2027

Owner: VLN Developers, LLC

x 

Nguyen Vu

Address: 452 E. Honors Point Court
Slidell, LA 70458

Phone: (504) 360-0418

Email: hangthanh.vu23@gmail.com

Broker: Jack Stumpf & Associates

x 

Jon Cerruti, CCIM

Address: 1700 Central Blvd.
Harvey, LA 70058

Office: (504) 366-6800

Fax: (504) 366-6836

Cell: (504) 390-1241

Email: Jon@JackStumpf.com