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Exclusive Listing Contract Approved by Denver Bar Association

Dicta Editorial Board

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For example, a knowledge of history is necessary to a knowledge of constitutional law. Judges have a habit of making up their minds as to what they think is the correct decision and rendering an opinion which is a legal justification for the position. If these decisions are to be correct in the future, a proper basic knowledge of history and other things must be given. How can that basic knowledge be given?

There are three possible courses: (1) The improvement of pre-admission requirements. This is not practical. (2) To have law students take sociology, history, and economics while in law school. This won't work. (3) Have the law professor teach, in his law school courses, enough of the other social sciences to reasonably fit the student for the job of policy maker. This might mean that the law professor will have to have a better background of the social sciences, because they must be able to fit the two together. This is being done in the larger schools, but can the smaller schools afford it? We don't know, but we can try. There are always some men in law school who are capable of this and who can be turned to teaching. This will mean lengthening the law school course. The four year course will become the standard course of the future. The expansion of material in the orthodox subjects and the adding of new subjects even now require a longer course than the three year course. The University of Colorado hopes to install a four year course soon. The veteran should be permitted to graduate in three years. Perhaps the bachelor of arts should be allowed to finish law school in three years. Besides these two groups, all others should be required to take four years in law school. It may be that pre-legal work can be reduced to two years, making six years in all.

Law schools will not stay where they are—they are going to try to reach out and train the law student to become a policy maker.

Exclusive Listing Contract Approved by Denver Bar Association

The following exclusive listing contract was approved by the Denver Bar Association at the November 5, 1945, meeting, on the recommendation of the Real Estate Title Standards Committee:

This standard form approved by—

The Denver Bar Association

The Denver Board of Realtors

(FIRM NAME)

REALTOR

This is an EXCLUSIVE LISTING.

Denver, Colorado.....19....

In consideration of the services of the undersigned real estate broker, I hereby list with said broker exclusively and irrevocably for a period of

..... days from date hereof, the property described below, and I hereby grant said broker the exclusive and irrevocable right to sell the same within said time at the price and on the terms herein stated, or at such other price and terms which may be accepted by me and to accept a deposit thereon. In case of any sale or exchange of same within that time, either by the undersigned owner, the undersigned broker, or by any person, or in the subsequent 60 days to any party with whom the said broker negotiated and whose name was disclosed to the owner by the broker during the listing period, I hereby agree to pay said broker the regular commission as provided by the Denver Board of Realtors.

..... Street
Legal description

Price \$..... Terms.....

Encumbrance

Price to include.....

In case of sale I agree to furnish an abstract certified to date showing merchantable title in owner and to convey by..... deed free and clear of all liens except as above mentioned.

Taxes, interest, insurance premiums, water assessments, rents and other continuing items to be adjusted to date of transfer.

This agreement executed in duplicate.

Accepted.....

Phone..... Broker..... Address..... Owner.....
Phone.....

In the sale of real estate, the schedule of commissions of the Denver Board of Realtors provides for 5% of the full sales price to \$50,000.00 and 2½% on any amount in excess thereof. Minimum commission \$50.00.

Received copy of above

.....
Owner

Letter to the Editor

Editor:

October 29, 1945.

In recent examination of the classifications of devices in the United States Patent Office I note that police clubs are listed under "Amusement Devices" along with golf clubs, baseball bats, bowling pins, and similar articles.

This may explain the idea of some police officers as to the proper use of their equipment!

CARLE WHITEHEAD.