

COMPENSATION AGREEMENT BETWEEN LISTING & SELLING BROKER

1 This compensation agreement ("Agreement") is entered into this ____ day of _____, _____ and relates to:
 2 _____ ("Property")
 3 and _____ ("Buyer").

4 The undersigned Listing Broker is to be paid real estate compensation by the seller upon the closing of the above stated
 5 Property. Listing Broker agrees to share its compensation with the undersigned Selling Broker as set forth below:

6 Listing Broker (Firm Name) _____
 7 Listing Firm Address: _____

8 Selling Broker (Firm Name) _____
 9 Selling Firm Address: _____

10 Selling Broker shall receive the following compensation: \$ _____ or ____% of the purchase price of the Property.

11 In addition, this Agreement is subject to the following terms and conditions:

- 12 1. This Agreement shall supersede any previous agreements entered into by the parties.
- 13 2. Listing Broker shall have no obligation to the Selling Broker for compensation relating to the above referenced Property,
 14 Buyer, and Selling Broker if the Purchase and Sale Agreement that Selling Broker is involved in does not close.
- 15 3. There shall be no reduction, change or modification to compensation without prior consent of all Brokers involved.
- 16 4. If either licensee, subsequent to entering into this Agreement, unilaterally agrees to a reduction in compensation to be
 17 received by the licensee's broker without the consent of the other licensee, the amount of reduction shall be deducted
 18 solely from the licensee's broker that reduced the compensation.
- 19 5. Listing Broker shall have no obligation to pay above compensation to Selling Broker in the event that such is prohibited
 20 by a court order and/or instruction from a lender as could occur in situations including but not limited to, short sales,
 21 foreclosures, and bankruptcy proceedings. In the event that such compensation is limited and/or prohibited by such
 22 order or instruction, Listing Broker shall only be obligated to pay Selling Broker the compensation which is permitted by
 23 such order or instruction. Listing Broker shall advise Selling Broker of any such order or instruction and with
 24 permission of both parties provide evidence of such as soon as possible.

25 **SPECIAL STIPULATIONS:** The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding
 26 paragraph, shall control:

27
 28

29 The party(ies) below have signed and acknowledge receipt of a copy.

30 _____ 31 By: Broker or Licensee Authorized by Broker 32 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm 33 Date 34 _____ 35 PRINT/TYPE NAME	_____ LISTING BROKER/FIRM _____ ADDRESS: PHONE: _____ FAX: _____ Email: _____
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36 The party(ies) below have signed and acknowledge receipt of a copy.

37 _____ 38 By: Broker or Licensee Authorized by Broker 39 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm 40 Date 41 _____ 42 PRINT/TYPE NAME	_____ SELLING BROKER/FIRM _____ ADDRESS: PHONE: _____ FAX: _____ Email: _____
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