COOPERATING BROKER COMPENSATION AGREEMENT WITH LISTING BROKER

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND CONSULTING AN ATTORNEY BEFORE SIGNING.

PROPERTY ADDRESS: _____

SELLER(S): _____

BUYER(S): _____

LISTING BROKER: _____

LISTING AGENT: _____

COOPERATNG BROKER: _____

AGENT OF COOPERATING BROKER_____

The LISTING BROKER has been authorized by the SELLER to offer the COOPERATING COMPENSATION listed below to the COOPERATING BROKER.

The COOPERATING BROKER is acting as a:

_____ BUYER'S AGENT

_____ SUB-AGENT

_____ BROKER'S AGENT

The LISTING BROKER and COOPERATING BROKER understand that this Contract is only a COOPERATING COMPENSATION agreement for selling SELLER'S PROPERTY to the aforementioned prospective BUYER.

COOPERATING COMPENSATION: The undersigned LISTING BROKER agrees to pay to the undersigned COOPERATING BROKER, compensation in an amount equal to _____% of the sales price or $ _____ for the sale of the above described property to the BUYER(S), if a contract is ratified between the parties within _____ days of showing. Such compensation shall be paid at closing.

The parties agree that any dispute concerning the terms and conditions of this Agreement that cannot be amicably resolved between them shall first be submitted to mediation proceedings conducted in accordance with the rules of the National Association of Realtors® and the local Realtor® association – or, if the dispute is not timely resolved through mediation or the local Realtor association does not offer mediation, by arbitration in accordance with the Code of Ethics and Arbitration Manual of the National Association of Realtors® and the local Realtor® association.

LISTING BROKER_____ Date:_____

COOPERATING BROKER_____ Date:_____

The "EFFECTIVE DATE" of this Agreement shall be latest date entered above alongside the parties' signatures.