

**COOPERATING BROKER  
COMPENSATION AGREEMENT**

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- 1. Date \_\_\_\_\_
- 2. Page 1

- 3. **DEFINITIONS:** This Contract involves the property located at \_\_\_\_\_
- 4. \_\_\_\_\_ (“Property”).
- 5. Seller is \_\_\_\_\_ (“Seller”).  
(e.g., individual(s), estate, trust, corporation, etc.)
- 6. Seller’s Broker is \_\_\_\_\_ (“Seller’s Broker”).  
(Real Estate Company Name)
- 7. Buyer is \_\_\_\_\_ (“Buyer”).  
(e.g., individual(s), estate, trust, corporation, etc.)
- 8. Buyer’s Broker is \_\_\_\_\_ (“Buyer’s Broker”).  
(Real Estate Company Name)

- 9. Seller’s Broker is a real estate broker who has entered into a written agreement with Seller for the market and/or sale
- 10. or lease of the Property.
- 11. Buyer’s Broker is a real estate broker representing or assisting Buyer who has offered, is contemplating making an
- 12. offer, or has entered into a contract to purchase or lease the Property.

- 13. **COMPENSATION:** Provided the transaction between the Seller and Buyer closes, Seller’s Broker agrees to pay
- 14. Buyer’s Broker as Buyer’s Broker’s compensation the following:

- 15.  \_\_\_\_\_ % of selling price or  \$ \_\_\_\_\_  
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(Choose one)
- 16.  Seller’s Broker discloses the existence of a variable commission rate.
- 17.  Other: \_\_\_\_\_

- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_

- 24. **ENTIRE AGREEMENT:** This Contract and all amendments signed by the Seller’s Broker and Buyer’s Broker shall
- 25. constitute the entire agreement between the Seller’s Broker and Buyer’s Broker. Any other written or oral communication
- 26. between Seller’s Broker and Buyer’s Broker, including, but not limited to, e-mails, text messages, or other electronic
- 27. communications are not part of this Contract. This Contract can be modified or canceled only in writing signed
- 28. by Seller’s Broker and Buyer’s Broker.

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|---|---|
| 29. <b>SELLER’S BROKER</b>                                  | <b>BUYER’S BROKER</b>                                   |
| 30. <b>ACCEPTED BY:</b> _____<br>(Real Estate Company Name) | <b>ACCEPTED BY:</b> _____<br>(Real Estate Company Name) |
| 31. By: _____<br>(Broker’s Signature)                       | _____<br>(Broker’s Signature)                           |
| 32. _____<br>(Broker’s Printed Name)                        | _____<br>(Broker’s Printed Name)                        |
| 33. _____<br>(Date)   | _____<br>(Date)   |

34. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN SELLER’S BROKER AND BUYER’S BROKER.**

35. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**