

DIRECT COMPENSATION FROM SELLER



1. **PROPERTY ADDRESS AND/OR TAX PARCEL NUMBER(S).** _____ (the "Property").

2. **COMPENSATION AGREEMENT.** The undersigned seller ("**Seller**") agrees to compensate the undersigned real estate brokerage company ("**Buyer's Broker**") for its procurement of the buyer ("**Buyer**") of the Property. Compensation shall only become due and payable upon completion of any transaction between Seller and Buyer concerning the Property. Compensation shall be in U.S. currency and paid at the time, and as a condition, of closing. This agreement shall act as escrow instructions for Seller's payment of compensation to Buyer's Broker. This Section 2 shall survive the expiration or cancellation of this agreement. The compensation is (*check only one*):

_____% of the gross purchase price of the Property (as reflected on the final settlement statement); or

Exactly \$_____.

Compensation is not set by law and is fully negotiable.

3. **LENGTH OF AGREEMENT.** This agreement shall begin on the date last signed by Seller and Buyer's Broker, and will automatically end on _____ (at 11:59 p.m.), or upon the completion or termination of any then-pending transaction between Seller and Buyer concerning the Property, whichever is later.

4. **NO SELLER AGENCY.** This agreement is a compensation agreement only. Seller acknowledges that no agency relationship between Seller and Buyer's Broker is established by this agreement.

5. **ADDITIONAL TERMS.** _____

BY SIGNING BELOW, Seller and Buyer's Broker agree to the terms set forth in this agreement.

Seller 1: _____ (Signature) _____ (Typed/Print Name) _____ (Date)

Seller 2: _____ (Signature) _____ (Typed/Print Name) _____ (Date)

Buyer's Broker: _____ (Broker/Agent's Signature) _____ (Broker/Agent's Typed/Printed Name) _____ (Date)

(Broker/Agent's Telephone) (Broker/Agent's E-mail) (Buyer's Broker's License No.) (Agent's License No.)

(Colorado Only) This form has not been approved by the Colorado Real Estate Commission and is not for use in Colorado.