



COMMISSION AGREEMENT FOR FSBO/NON MLS

Date: _____

Regarding the Buy Sell Agreement dated _____ for the sale of real property commonly known as _____

It is agreed that _____ (the Broker) its agents and salespeople, will be acting solely and completely for the benefit of the buyer, _____. The term of this Agreement shall be for _____ months.

Sellers shall deal exclusively with the Broker for all negotiations with Buyer during the term of this Agreement.

Seller agrees that for this transaction Seller will pay the broker _____% of the sales price as commission solely for introducing Seller to Buyer. Seller shall pay the Broker the commission at closing. The payment of this commission does NOT create an agency relationship between Seller and the Broker, its agents or salespeople.

Seller understands and acknowledges that the Broker, its agents and salespeople, represent the Buyer exclusively. The Broker fiduciary duty is to the Buyer alone. Seller is NOT relying on the Broker for any advice or counsel on this transaction.

Seller is hereby advised to obtain independent counsel regarding any aspect of this negotiation.

This writing supersedes all prior negotiations pertaining to commission between the Broker, seller and sellers agents, and is final embodiment of such negotiations.

It is agreed by Broker and Seller, parties to this agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status, marital status, height or weight by said parties in respect to the purchase of the desired property is prohibited.

Seller hereby acknowledges receipt of a copy of this Agreement. This Agreement is signed on _____ (date).

Sellers Agent

Company

Buyers Agent

Company

Seller

Seller

Buyer

Buyer