Comprehensive Rider to the Residential Contract for Sale and Purchase

If signed by all parties, the following clauses become part of the Florida Bar Residential Contract for Sale and Purchase between ________________ (SELLER) and ________________ (BUYER) regarding the property described as: ____

__________________________ Buyer's Initials   __________________________ Seller's Initials

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FF. CREDIT TOWARD BUYER'S BROKER COMPENSATION

The Buyer has a separate brokerage agreement, which may be amended (the "Buyer Broker Agreement"). This agreement is **not** included here by reference, and is between the Buyer and ____ (insert name of brokerage, "Buyer Broker").

At closing, the Seller agrees to provide the Buyer with a credit in the amount listed below. For disclosure purposes, this credit represents the Buyer's responsibility under the Buyer Broker Agreement to pay all or part of the Buyer Broker's compensation. (Select one option):

☐ _____% of the Purchase Price

☐ $________________________

☐ ***% of the Purchase Price PLUS $***_______________

If the credit amount exceeds the maximum allowed by the Buyer's lender for such contributions, then, to the extent the lender permits:

- If no box is checked, the **balance of the credit will be paid by the Seller directly to the Buyer Broker**.
- ☐ The balance of the credit will be paid by the Seller directly to the Buyer Broker.
- ☐ The credit will be reduced to the maximum amount allowed by the lender.

If the credit exceeds the amount permitted under the Buyer Broker Agreement, the credit will be adjusted to the amount allowed under that agreement, as amended.

This Rider does not change the Buyer Broker Agreement or any other compensation agreements between the Seller, Buyer, Seller's Broker, and/or Buyer Broker. Nothing in this Rider requires the Buyer or Buyer Broker to provide a copy of the Buyer Broker Agreement to the Seller or Seller's Broker.

Broker commissions are not fixed by law and are fully negotiable.