Compensation Agreement – Seller's Broker to Buyer's Broker

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1. PARTIES

Seller's Broker: ____ ("Seller's Broker")
Buyer's Broker: ____ ("Buyer's Broker")

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2. PROPERTY

Property Address: ____ (the "Property").

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3. BUYER'S NAME (OPTIONAL – COMPLETE IF APPLICABLE)

____ including any affiliates, successors, or assigns (the "Buyer").

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4. TERM

This Agreement becomes effective once all parties have received a fully executed copy and will remain valid for _______________ (if left blank, 30) days (the "Term"). The Term may not extend beyond the expiration of Seller's Broker's current listing of the Property, including any extensions or protection periods. However, if a Purchase Agreement for the Property is fully executed with a buyer procured by Buyer's Broker, the Term will automatically continue until the closing of that Purchase Agreement.

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5. BUYER'S BROKER COMPENSATION

Seller's Broker agrees to compensate Buyer's Broker as outlined below upon closing, provided the Buyer named in Section 3 purchases the Property and Buyer's Broker is the procuring cause of the sale during the Term. If no Buyer is listed in Section 3, Buyer's Broker will still be entitled to compensation at closing if they are the procuring cause of the sale during the Term.

Seller's Broker agrees to pay Buyer's Broker (SELECT ONE):

☐ $_____________________________ (flat fee)
☐ __*% of the Property's gross purchase price plus $*
☐ Other (specify): ____

Additional terms: ____

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6. ARBITRATION

By initialing below, Seller's Broker or Authorized Associate (**) and Buyer's Broker or Authorized Associate (**) agree that any unresolved dispute between them will be submitted to binding arbitration. The arbitration will be carried out by a mutually selected neutral arbitrator in accordance with the applicable arbitration rules or guidelines mutually accepted by the parties.

7. MISCELLANEOUS CLAUSES

This Agreement shall be governed by Florida law. It represents the complete agreement and understanding between the parties regarding the subject matter and replaces any prior or simultaneous agreements, whether written or oral. No waiver, amendment, or modification of this Agreement will be valid unless it is in writing and signed by both parties. Electronic signatures are acceptable and enforceable.

Broker commissions are not set by law and are fully negotiable. Buyer's Broker's compensation may not exceed the amount specified in a separate written agreement between Buyer and Buyer's Broker.

Seller's Broker ________________________________

Broker or Authorized Associate

Date: ___________________________

Buyer's Broker ________________________________

Broker or Authorized Associate

Date: ___________________________