



COMPENSATION AGREEMENT
 Industrial – Investment - Commercial
 Adopted by the Columbus Board of REALTORS®



Date: _____

Buyer's/Tenant's Broker _____ has a client Buyer/Tenant who has an interest in Buying/Leasing the property you have listed at

_____.

Listing Broker _____ **AGREES** to pay a commission to (insert name of brokerage) _____, in the event that one of the following transactions occurs between our respective clients.

- 1) Owner/Landlord/Listing Broker agrees to pay Buyer's/Tenant's Broker a commission if:
 - A. Buyer enters into a purchase contract or Option to Purchase with Owner for the subject property. A commission of _____ % of the purchase price will be paid to Buyer's Broker at the closing.
 - B. Tenant enters into a lease with Owner for either part of or the entire subject property. A commission of _____ % of the total gross rent due during the initial lease term will be paid to Tenant's Broker upon the lease being fully executed.
 - C. Tenant enters into a lease renewal and/or expansion with Owner for either part of or the entire subject property. A commission of _____ % of the total gross rent due during such renewal and/or expansion term will be paid to Tenant's Broker upon the lease renewal being fully executed.
 - D. Additional _____

 (Not applicable if left blank)

2) Listing Broker hereby certifies that there is a legally binding listing in effect with the Owner as of this date that provides for a commission to be paid to the Buyer/Tenant Broker in the amount specified in Paragraph 1 (A, B, C or D).

3) If Buyer/Tenant has already been registered with Owner/Listing Broker through another broker, then Buyer/Tenant Broker will immediately be notified and provided with the name and telephone number of the broker who first introduced Buyer/Tenant to the subject property. Should a dispute arise concerning which Buyer/Tenant Broker is entitled to a commission, the dispute will be resolved through binding arbitration conducted by the Columbus Board of REALTORS®. Under no circumstances will Owner/Listing Broker be liable for paying more than one Buyer/Tenant Broker.

PROPERTY ADDRESS: _____ Page 2 of 2

Additional Terms:

The Buyer/Tenant Broker and Listing Broker warrant and agree that they are authorized to sign this agreement on behalf of their brokerage company.

This Compensation Agreement shall be in effect through ____/____/____.

This Agreement is binding upon all Parties and their respective heirs, successors, and assigns.

Agreed By:

Buyer/Tenant Broker:

Signed: _____ Date: _____

Print Name: _____

Listing Broker:

Authorized Signature: _____ Date: _____

Print Name: _____

Owner:

Signed: _____ Date: _____

Print Name: _____