

BUYER BROKER COMPENSATION AGREEMENT



This Buyer Broker Compensation Agreement ("Agreement") is entered into on _____, ____, 20__ by and between: _____ ("Listing Brokerage") AND/OR _____ ("Seller"), on one hand, and _____ ("Buyer Brokerage"), on the other hand (collectively, the "Parties").

1. Identity of Property. Buyer Brokerage is representing a buyer who is contemplating making an offer, has made an offer, or has entered into a contract to purchase or lease the following real property owned by Seller and located at: _____ (the "Property").

2. Compensation. Listing Brokerage and/or Seller agree to pay Buyer Brokerage the following compensation if Buyer Brokerage procures a buyer that closes on the Property:

- a. Listing Brokerage agrees to pay _____ (n/a if left blank).
- b. Seller agrees to pay _____ (n/a if left blank).

Compensation to Buyer Brokerage shall be paid as set forth above, unless modified by the buyer or Buyer Brokerage in a mutually accepted purchase agreement, in which case the amount owed to Buyer Brokerage in the purchase agreement shall govern. Any compensation shall be made payable to Buyer Brokerage and paid at or before closing as defined in the purchase agreement. The Parties agree that this document shall serve as irrevocable escrow instruction for the payment of the compensation owed in this Agreement or as modified in the purchase agreement. If Seller is a party to this Agreement, Seller acknowledges that commissions are fully negotiable and not set by law.

3. Termination. This Agreement may be terminated in writing by mutual agreement of the Parties.

4. General Terms. Any modifications or amendments to this Agreement must be in writing and mutually signed by the appropriate Parties. Texts or emails shall not be sufficient to amend or become part of this Agreement, instead, a separate writing entered into by the Parties using only manual or electronic signatures shall be effective. This Agreement supersedes any prior agreement by the Parties as to the amount of compensation owed to Buyer Brokerage, except for a mutually accepted purchase agreement for the Property. This Agreement and any dispute arising thereunder will be governed by and construed in accordance with the substantive laws of the State of Ohio without regard to conflicts of laws.

Listing Brokerage / Authorized Agent Date

Buyer Brokerage / Authorized Agent Date

Printed Name

Printed Name

Seller Date

Seller Date

Printed Name

Printed Name