

# BROKER COMPENSATION ADDENDUM

# DRAFT

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- This is an addendum originated by the:  Seller  Buyer  Landlord  Tenant
- This is an addendum to the Contract/Lease Agreement dated \_\_\_\_\_ between the following Parties:
- Seller/Landlord: \_\_\_\_\_ (“Seller”)
- Buyer/Tenant: \_\_\_\_\_ (“Buyer”)
- Premises: \_\_\_\_\_
- The following additional terms and conditions are hereby included as part of the Contract or Lease Agreement between the
- Seller and Buyer for the above referenced Premises:

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### 8. Seller shall pay Broker representing Buyer compensation as follows:

### 9. (CHECK ANY THAT APPLY AND FILL IN THE COMPENSATION)

- Sale: \_\_\_\_\_ % of the Full Purchase Price or \$ \_\_\_\_\_ at Close of Escrow.
- Lease: \_\_\_\_\_ % of the gross rental amount as calculated for the entire term of the initial lease or \$ \_\_\_\_\_ at execution of Lease Agreement.
- This Addendum is **in addition** to any Seller Concessions credited to Buyer in the Contract, if applicable.
- (Check if applicable)  Pursuant to a separate written agreement, Seller’s Broker has agreed to compensate Buyer’s Broker in the amount of \_\_\_\_\_ % of the full purchase price OR \$ \_\_\_\_\_ which is independent of, and in addition to, this Addendum.
- This Addendum provides the undersigned’s written consent for Buyer’s Broker to receive compensation from more than one party to the transaction.
- Seller and Buyer explicitly intend Brokers to be direct third-party beneficiaries of the Contract and/or Lease Agreement pursuant to this Addendum and Section 8f of the Contract. The provisions of this Addendum shall survive Close of Escrow.

### 21. Additional Terms and Conditions:

22. \_\_\_\_\_

23. \_\_\_\_\_

24. \_\_\_\_\_

25. \_\_\_\_\_

26. \_\_\_\_\_

### 27. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

28. _____	<b>DRAFT</b>	_____	MO/DA/YR	29. _____	<b>DRAFT</b>	_____	MO/DA/YR
29. <input type="checkbox"/> Seller		<input type="checkbox"/> Buyer		30. <input type="checkbox"/> Seller		<input type="checkbox"/> Buyer	
30. <input type="checkbox"/> Landlord		<input type="checkbox"/> Tenant		31. <input type="checkbox"/> Landlord		<input type="checkbox"/> Tenant	
31. _____	<b>DRAFT</b>	_____	MO/DA/YR	32. _____	<b>DRAFT</b>	_____	MO/DA/YR
32. <input type="checkbox"/> Seller		<input type="checkbox"/> Buyer		33. <input type="checkbox"/> Seller		<input type="checkbox"/> Buyer	
33. <input type="checkbox"/> Landlord		<input type="checkbox"/> Tenant		34. <input type="checkbox"/> Landlord		<input type="checkbox"/> Tenant	

**For Broker Use Only:**  
 Brokerage File/Log No. \_\_\_\_\_ Manager’s Initials \_\_\_\_\_ Broker’s Initials \_\_\_\_\_ Date \_\_\_\_\_  
MO/DA/YR