



**Buyer Broker Compensation Agreement**

Ohio REALTORS® – Copyright © 2024

This document has been prepared by Ohio REALTORS® and is for the use of its members only.

1 **1. Identity of Parties.** This Buyer Brokerage Compensation Agreement is entered into as of the date of the last signature herein, by  
2 and between:

3 \_\_\_\_\_ (the “Listing Brokerage”);  
4 \_\_\_\_\_ (hereafter Seller, whether one or more than one);  
5 \_\_\_\_\_ (the “Buyer Brokerage”); and  
6 \_\_\_\_\_ (hereafter Buyer, whether one or more than one).

7 **2. Identity of Property.** Buyer Brokerage is representing a buyer who is contemplating making an offer, has made an offer, or has  
8 entered into a contract to purchase or lease the following real property described as follows: \_\_\_\_\_  
9 \_\_\_\_\_ (hereinafter the “Property”).

10 **3. Fee Arrangement. Buyer and Seller understand that commissions are not set by law and are fully negotiable.**

11 In this transaction, the amount of Buyer Brokerage compensation shall be as follows (if left blank, the amount shall be zero):

- 12 (a) Seller agrees to pay \_\_\_\_\_ toward Buyer’s Brokerage compensation to Buyer Brokerage.
- 13 (b) Listing Brokerage agrees to pay \_\_\_\_\_ toward Buyer’s Brokerage compensation to Buyer Brokerage.
- 14 (c) Buyer agrees to pay \_\_\_\_\_ to Buyer Brokerage to fulfill Buyer’s Brokerage compensation to Buyer  
15 Brokerage.

16 Total Buyer Brokerage Compensation ((a)+(b)+(c)) shall be: \_\_\_\_\_

17 Any commissions or compensation arising from a real estate licensees’ licensed activities shall be made payable to the appropriate  
18 brokerage and paid at or before the closing as defined in the purchase agreement. All parties to this Agreement agree that this  
19 document shall serve as irrevocable escrow instructions for the payment of the brokerage fees and commissions.

20 **4. General Terms.** Any modifications or amendments to this Agreement must be in writing and mutually signed by the appropriate  
21 parties. Texts or emails shall not be sufficient to amend or become part of this Agreement, instead a separate writing entered into  
22 by both parties using only manual or electronic signatures shall be effective. This Agreement supersedes any prior agreement by  
23 the parties as to the amount of compensation owed to Buyer Brokerage.

\_\_\_\_\_  
Listing Broker or Authorized Agent Signature Date/Time

\_\_\_\_\_  
Buyer Broker or Authorized Agent Signature Date/Time

\_\_\_\_\_  
Listing Broker or Authorized Agent Printed Name

\_\_\_\_\_  
Buyer Broker or Authorized Agent Printed Name

24 **5. Acknowledgement by Buyer and Seller.**

25 Seller hereby acknowledges receipt of a copy of this form and consents to the fee arrangements set forth herein.

\_\_\_\_\_  
Seller Signature Date/Time

\_\_\_\_\_  
Seller Signature Date/Time

\_\_\_\_\_  
Seller Printed Name (and title if applicable)

\_\_\_\_\_  
Seller Printed Name (and title if applicable)

26 Buyer hereby acknowledges receipt of a copy of this form and consents to the fee arrangements set forth herein.

\_\_\_\_\_  
Buyer Signature Date/Time

\_\_\_\_\_  
Buyer Signature Date/Time

\_\_\_\_\_  
Buyer Printed Name (and title if applicable)

\_\_\_\_\_  
Buyer Printed Name (and title if applicable)