



**Buyer Broker Compensation Agreement**

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

3 \_\_\_\_\_ (hereafter Seller, whether one or more than one);

4 \_\_\_\_\_ (hereafter Buyer, whether one or more than one).

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

8 **3. Fee Arrangement. Broker fees and commissions are not set by law, are fully negotiable, and may be paid by the seller, the  
9 buyer, the landlord, the tenant, or a third party, or by sharing or splitting the fees and commissions between brokers.**

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

11 (a) Seller agrees to pay \_\_\_\_\_ toward Buyer’s Brokerage compensation to Buyer Brokerage.

12 (b) Buyer agrees to pay \_\_\_\_\_ to Buyer’s Brokerage to fulfill Buyer’s Brokerage  
13 compensation obligation to Buyer Brokerage.

14 Buyer Brokerage shall not accept more compensation from any source that exceeds the amount or rate agreed to in the agreement  
15 with the Buyer. Any commissions or compensation arising from a real estate licensee’s licensed activities shall be made payable to  
16 the appropriate brokerage and paid at or before the closing as defined in the purchase agreement. All parties to this Agreement  
17 agree that this document shall serve as irrevocable escrow instructions for the payment of the brokerage fees and commissions.

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

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

23 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)

24 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)