

COOPERATING BROKER AGREEMENT

Property:

Parcel 1: 12 acres m/l at 181 W. Old Plank Road

Parcel 2: Residential home and 2.34 acres m/l at 200 W. Old Plank Road

Parcel 3: Residential home at 150 W. Old Plank Road

(All located in Columbia, Boone County, MO 65203)

A cooperating brokerage commission will be paid to any qualified real estate Broker licensed in the state of Missouri and when the Broker meets the following requirements:

- Broker/Agent shall show the Property(s) in person to his or her Buyer.
- Broker/Agent shall complete this agreement and submit it to John Poehlman, Broker/Co-Owner. If a legal entity is the Client, the principals must be disclosed.
- Broker/Agent's successful Buyer shall execute the Purchase Agreement and make the proper down payment and earnest money deposits.
- Broker/Agent's successful Buyer shall close on the Property(s) in strict accordance with the written terms of the Purchase Agreement.
- Broker/Agent agrees that only the first registration of a prospective Buyer will be accepted & honored. Brokers must register their prospects(s) with John Poehlman (John@OPRprops.com) by **5:00 pm CST on Wednesday, July 31, 2019**. The registration must include this Agreement. It must also include the Buyer's name, telephone number and email address. It must also include the Buyer's bank or financial Point of Contact (POC) including the POC name, business email address and telephone number.

No commissions will be paid to any broker whose client has previously contacted John Poehlman, Broker/Co-Owner. No commissions will be paid on any parcel to brokers or affiliates participating in the purchase of any parcel. An affidavit may be required stating that the broker is acting solely as Broker and not as Purchaser.

- Broker/Agent agrees that the commission will be paid at the time of closing and disbursed by the Escrow Agent (**Monarch Title Company, Inc., 111 E. Broadway, Ste. 100, Columbia, MO 65203, 573-441-0725, titles@monarchtitle.com**)
- Broker/Agent agrees to hold harmless and indemnify John Poehlman, Broker/Co-Owner including for reasonable attorney's fees, from any and all claims with regard to such commission.

- Broker/Agent may submit Agency & Franchise Disclosures to be signed by the Seller. No other forms will be accepted.

No commission will be paid if the successful Buyer, who subsequently enters into a purchase agreement, does not close in strict accordance with the written terms thereof. John Poehlman Broker/Co-Owner shall have the sole authority and right to revoke this offer of compensation and /or determine if and when a commission shall be paid. A complete registration file on all prospects connected with the sale of the Property will be maintained. Should a commission reduction be required to complete the sale, any reductions will be applied proportionately to any party entitled to a commission. NO EXCEPTIONS TO THIS PROCEDURE ARE ACCEPTED.

The total commission to be paid on the closed sale transaction of the Property(s) aforementioned to the qualifying Buyer's Broker is two percent (2%) of the total closing sales price. The total commission to be paid to the Selling Broker (John Poehlman, Broker/Co-Owner) is \$2,500 payable to Stephens College Theater Department. The stated Property may be offered and sold separately, or as a combination of parcels, to be determined by the Seller and denoted by the Buyer in the Purchase Agreement.

Agreed upon as of this Date: _____

Buyer's Broker/Agent Name: _____, _____

Broker Signature: _____

Agent Signature: _____

Company: _____

Broker/Agent Telephone: _____, _____

Broker/Agent Email: _____, _____

Buyer Name: _____

Buyer Address: _____

Buyer Email: _____

Buyer Signature: _____

Buyer's Lender or Financial Point of Contact:

POC Printed Name: _____

POC Company Name: _____

POC Email: _____

POC Telephone: _____

This form is to be completed and returned to John@OPRprops.com by 5:00 pm CST on Wednesday, July 31, 2019.