



Seller Compensation Agreement



1. This contract is made between _____ (the Owner) and
2. _____ (the REALTOR®/Brokerage firm and its Agents)
3. hereinafter referred to as "Broker".
2. The undersigned Owner represents he owns, or is legally authorized to sell, the property located at
4. _____
5. _____
6. located in _____, _____ County, Michigan and legally
7. described as _____
8. _____ and tax code(s): _____ (the Property).
3. Owner is attempting to sell the property without the assistance of a licensed real estate broker.
10. Broker has a Buyer Client, _____ (Buyer) to whom Broker would like to show
11. Owner's Property.
4. If Owner enters into an Agreement to sell the Property to Buyer within ____ days of signing this Agreement, Owner agrees
13. to pay Broker compensation of \$ _____ or _____ % of the sale price, whichever is greater. Said compensation shall
14. be paid to Broker from the proceeds of sale at time of closing.
5. Owner's compensation obligation hereto shall apply regardless if whether Owner subsequently lists the Property with
16. another licensed real estate broker or any other party. Owner is advised that if Owner later enters into a listing agreement to
17. sell the Property through another real estate broker or any other party, Owner should exclude Buyer from said listing agreement.
18. Failure to do so could result in Owner being responsible for two commission payments.
6. This Agreement does not authorize Broker to show the Property to other prospective buyers, nor obligate Owner to pay
20. compensation to Broker, except in connection with a sale of the Property to this Buyer. Owner shall deal exclusively with the
21. Broker for all negotiations with Buyer during term of this Compensation Agreement.
7. Owner acknowledges the following Buyer Agency Relationship: Broker does not represent the Seller as the Seller's
23. Agent. Seller is unrepresented by a Listing Broker in this transaction. Broker represents the Buyer as the Buyer's Agent
24. and acts solely on behalf of the Buyer. Broker will disclose to the Buyer known information about Seller and Seller's
25. Property, except that confidential information obtained by Broker in any previous agency relationship with Owner shall
26. be kept confidential and not disclosed to Buyer by Broker.
8. Owner hereby acknowledges that Broker is relying upon representations, whether oral or written, made by the Owner with
28. respect to the Property. Owner warrants to Broker that any representations Owner has made or shall hereafter make are true and
29. Broker is authorized to make such representations to Buyer.
9. This Agreement may be signed in any number of counterparts with the same effect as if the signature of each counterpart
31. were upon the same instrument.
10. The parties agree that this Agreement may be transmitted between them by facsimile machine and that faxed signatures
33. constitute original signatures and are binding on the parties.
11. This Agreement shall remain in full force and effect upon the undersigned Owner even if other co-owners have not signed this
35. Agreement.
12. Owner acknowledges that Owner has thoroughly read and understands this Agreement and acknowledges receipt of same.
37. Owner further acknowledges that this Agreement is binding upon Owner, Owner's heirs, administrators, executors, successors, and
38. assigns.
39. _____
40. Accepted by REALTOR® _____ Date _____ REALTOR®/Brokerage Firm _____
41. _____
42. Owner Signature _____ Date _____ Owner Signature _____ Date _____
43. _____
44. Owner's Mailing Address _____