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COOPERATING BROKER COMPENSATION AGREEMENT

Date: 08/06/2024

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE

SALE CONTRACT DATE: _____

PROPERTY: 221 Ashurst Lane, O'Fallon, IL 62269

BY AND BETWEEN: _____, Buyer(s) and
Adam Thies, Owner _____, Seller(s) (the "Contract").

THE AMOUNT OF COMPENSATION IS NOT SET BY LAW. COMPENSATION IS SET BY EACH BROKER INDIVIDUALLY AND IS NEGOTIABLE, SUBJECT TO INDIVIDUAL BROKER POLICY.

The parties acknowledge that the undersigned Selling Broker shall be compensated, by the undersigned Listing Broker, in an amount equal to 2.5 _____% of the total sale or lease price or _____. Under no circumstance, however, shall Selling Broker receive compensation for brokerage services from any source that exceeds the amount or rate agreed to in Selling Broker's written agreement with the Buyer(s).

Other agreements terms regarding compensation: _____

If, in the case of a sale (including a contract for deed or exchange), the cooperating compensation amount is to be a percentage of the Purchase Price, such amount shall be determined based upon the total purchase or exchange price without reduction for any other charges, including but not limited to closing adjustments, points, liens, mortgages, taxes, or other expenses related to the sale of the property. In the case of a lease, if the cooperating compensation amount is to be a percentage of the lease transaction, then such amount shall be determined based upon the total lease payments due to the Owner by the tenant during the term of the lease, without adjustments for utilities, taxes and other charges which may be imposed on the tenant. If Owner executes a lease with an option contract or a lease/purchase contract, the lease compensation shall be due when the lease is executed, and the sale compensation (less any lease compensation already paid) shall be due when the title is conveyed to Buyer.

☐ If this box is checked, then Listing Broker acknowledges that the written listing agreement between Listing Broker and the seller / owner of the Property contains a variable rate compensation agreement for all or part of the compensation to be paid to Listing Broker. Selling Broker acknowledges that Listing Broker has disclosed such variable rate compensation to Selling Broker and that Selling Broker has been advised that Selling Broker should contact the Listing Broker, directly, to address any questions the Selling Broker has with respect to the variable rate compensation provided therein.

Listing Broker: JUDY DEMPCY HOMES Powered KWPinnacle Selling Broker: _____
(Company Name) (Company Name)

By:  

By: _____

Printed Name: Judy Dempcy Homes Powered by KWP

Printed Name: _____

Date: 08/06/2024

Date: _____