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If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgment of all parties.

Approved by Counsel for St. Louis REALTORS®

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Form #2108

07/24

COOPERATIVE COMPENSATION DISCLOSURE

Note: The amount of compensation is not set by law. Compensation is set by each broker individually and is negotiable, subject to individual broker policy.

PROPERTY: 230 Callaway Ridge Dr. Defiance MO 63341

BY AND BETWEEN: The undersigned Buyer(s) and Seller(s).

The Listing Broker is offering to pay cooperating compensation on this transaction to the Selling Broker as follows (\$0 if none is stated):

2.7 % of purchase price **OR** \$ _____ to buyer's agents (limited agents representing prospective buyers)

1.0 % of purchase price **OR** \$ _____ to transaction brokers (neutral licensees representing neither party)

0 % of purchase price **OR** \$ _____ to subagents (limited agents representing Owner)

In addition, a bonus of \$ 0 (\$0 if none is stated) is offered to Selling Broker by ☒ **Seller** OR ☐ **Listing Broker**. This compensation shall be due and payable at closing.

Listing Broker and Seller acknowledge that Seller authorizes the offer of cooperating compensation, including amounts to the Selling Broker. Selling Broker and Buyer understand and acknowledge that the total compensation received by Selling Broker for representing Buyer in the purchase of this property, including any cooperating compensation received from Listing Broker, shall not exceed the amount authorized in writing between Selling Broker and Buyer. Further, Selling Broker and Buyer understand and acknowledge that any bonuses paid out have been disclosed and authorized by Seller and Buyer, respectively.

Other terms regarding cooperative compensation between brokers:

The total sale/lease price shall be determined as follows: 1) in the case of a sale (including contract for deed or exchange), it shall be the total sale price and other consideration received by Owner (including, but not limited to, cash, Seller loans to Buyer and other real or personal property received) for the property, without reduction for Closing adjustments, points or other charges; 2) in the case of a lease, it shall be 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 commission shall be due when the lease is executed, and the sale commission (less any lease commission already paid) shall be due when the title is conveyed to Buyer.

Seller and Buyer, by affixing their signatures below, acknowledge that the compensation amounts authorized herein are the product of free and knowing negotiations and supersede any amounts authorized in any separate agreement(s) between Seller and Listing Broker.

Listing Broker: Keller Williams Realty West

Selling Broker: _____
(Company Name)

(Company Name)
DocuSigned by:

By (Signature): James Smith 9/3/2024 | 11:39 CDT
37D6F90878484F1 DATE

By (Signature): _____ DATE _____

Printed Name: Jeremy Barrett

Printed Name:

Signed by:

9/3/2024 | 16:27 PDT

SELLER SIGNATURE

BUYER SIGNATURE _____ DATE _____

Rebecca Oster

Seller Printed Name

DocuSigned by:

9/6/2024 | 01:30 PDT

SELLER SIGNATURE

 BUYER SIGNATURE DATE

Dwight Oster

Seller Printed Name

Buyer Printed Name