

# COOPERATING BROKER COMPENSATION AGREEMENT

**1. IDENTITY OF SELLER'S BROKERAGE FIRM, PROPERTY AND SELLER:**

\_\_\_\_\_ (“Seller’s Broker”) is a real estate broker who has entered into a written agreement for the marketing and sale or lease of the real property, manufactured home, or business opportunity described as \_\_\_\_\_ situated in \_\_\_\_\_ Idaho (“Property”) for \_\_\_\_\_ (“Seller”).

**2. IDENTITY OF BUYER'S BROKERAGE FIRM (COOPERATING BROKER) AND BUYER:**

\_\_\_\_\_ (Buyer’s Broker) is a real estate broker representing \_\_\_\_\_ (“Buyer”) who has offered, is contemplating making an offer, or has entered into a contract, to purchase or lease the Property.

**3. PROPERTY LISTED WITH A MULTIPLE LISTING SERVICE:** The property is listed with the \_\_\_\_\_ Multiple Listing Service. Provided the transaction between the Parties closes or Seller’s Broker received compensation for the transaction, Seller’s Broker agrees to pay Buyer’s Broker, and Buyer’s Broker agrees to accept, compensation as follows:

- a.  **Modifications of Compensation in MLS:** Buyer’s Broker is a participant in the MLS and accepts the offer of compensation published in the MLS as modified herein: \_\_\_\_\_% of the selling (or leasing) price or \$ \_\_\_\_\_
- b.  **Cooperating Broker Not a Member of the MLS:** Buyer’s Broker compensation shall be \_\_\_\_\_% of the selling (or leasing) price or \$ \_\_\_\_\_. Seller’s Broker and Buyer’s Broker agree to resolve disputes arising out of the agreement by arbitration conducted by the Association of Realtors to which the Seller’s Broker belongs.

**4. PROPERTY NOT LISTED WITH ANY MULTIPLE LISTING SERVICE (“MLS”):**

Buyer’s Broker compensation will be \_\_\_\_\_% of the selling (or leasing) price or \$ \_\_\_\_\_

**5.  Other:**

\_\_\_\_\_  
\_\_\_\_\_

**By signing below, the undersigned acknowledges that each has read, understand, accepts, and have received a copy of this Agreement:**

Seller's Broker Firm \_\_\_\_\_  
By (Agent) \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Buyer's Broker (Firm) \_\_\_\_\_  
By (Agent) \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_