



# COOPERATING BROKER COMPENSATION AGREEMENT

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- 1. Date 08/14/2024
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3. **DEFINITIONS:** This Contract involves the property located at 800 Texas Ave NW

4. Hutchinson, MN 55350 ("Property").

5. Seller is Bonnyville Land and Cattle LLC ("Seller").  
(e.g., individual(s), estate, trust, corporation, etc.)

6. Seller's Broker is Hometown Realty, Inc ("Seller's Broker").  
(Real Estate Company Name)

7. Buyer is \_\_\_\_\_ ("Buyer").  
(e.g., individual(s), estate, trust, corporation, etc.)

8. Buyer's Broker is \_\_\_\_\_ ("Buyer's Broker").  
(Real Estate Company Name)

9. Seller's Broker is a real estate broker who has entered into a written agreement with Seller for the market and/or sale or lease of the Property.

11. Buyer's Broker is a real estate broker representing or assisting Buyer who has offered, is contemplating making an offer, or has entered into a contract to purchase or lease the Property.

13. **COMPENSATION:** Provided the transaction between the Seller and Buyer closes, Seller's Broker agrees to pay Buyer's Broker as Buyer's Broker's compensation the following:

15.  2.7 \_\_\_\_\_ % of selling price or  \$ \_\_\_\_\_  
(Choose one)

16.  Other: \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

23. **ENTIRE AGREEMENT:** This Contract and all amendments signed by the Seller's Broker and Buyer's Broker shall constitute the entire agreement between the Seller's Broker and Buyer's Broker. Any other written or oral communication between Seller's Broker and Buyer's Broker, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this Contract. This Contract can be modified or canceled only in writing signed by Seller's Broker and Buyer's Broker.

28. SELLER'S BROKER matthew pulkrabek dotloop verified 08/14/24 10:04 AM CDT K3Q3-THA4-NVRZ-SDRA BUYER'S BROKER \_\_\_\_\_

29. ACCEPTED BY: Hometown Realty, Inc (Real Estate Company Name) ACCEPTED BY: \_\_\_\_\_ (Real Estate Company Name)

30. Matthew Pulkrabek (Broker's Printed Name) \_\_\_\_\_ (Broker's Printed Name)

31. 08/14/2024 (Date) \_\_\_\_\_ (Date)

32. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN SELLER'S BROKER AND BUYER'S BROKER.**  
33. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**