



**COOPERATING BROKER
COMPENSATION AGREEMENT**

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- 1. Date August 7th, 2024
- 2. Page 1

- 3. **DEFINITIONS:** This Contract involves the property located at 21593 Finley Circle
- 4. Richmond MN 56368 ("Property").
- 5. Seller is Fay R. Theel Eileen L. Theel ("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.
- 10.
- 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.
- 12.
- 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.

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| <ul style="list-style-type: none"> 28. SELLER'S BROKER 29. ACCEPTED BY: <u>Hometown Realty, Inc.</u>
<small>(Real Estate Company Name)</small> 30. By: <u><i>Jeffrey J. Mohner</i></u>
<small>(Broker's Signature)</small> 31. <u>Jeffrey J. Mohner</u>
<small>(Broker's Printed Name)</small> 32. <u>8/7/24</u>
<small>(Date)</small> | <ul style="list-style-type: none"> BUYER'S BROKER ACCEPTED BY: _____
<small>(Real Estate Company Name)</small> _____
<small>(Broker's Signature)</small> _____
<small>(Broker's Printed Name)</small> _____
<small>(Date)</small> |
|---|--|

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

