



**Use this form to establish broker compensation between Listing Broker and Buyer Broker.**

**Do not use this form to negotiate buyer broker compensation between a seller and purchaser. Payment of buyer broker compensation between a seller and purchaser should be set forth in a Purchase Agreement.**

This Broker Compensation Agreement is entered into on \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, **Small & Associates** ("Listing Broker"), and \_\_\_\_\_ ("Buyer Broker"), and commences on \_\_\_\_\_, 20\_\_\_\_, and expires at 11:59 p.m. on \_\_\_\_\_, 20\_\_\_\_ (the "Term"). Listing Broker has listed for sale the real property commonly known as 1614 N 28th Street Richmond VA 23223 (the "Property"). Buyer Broker seeks to solicit a purchaser or already represents a purchaser who is interested in purchasing the Property. Listing Broker and Buyer Broker hereby agree as follows:

1. If Buyer Broker represents a purchaser and such purchaser enters into a ratified purchase agreement with the seller of the Property during the Term of this Broker Compensation Agreement, then Listing Broker shall pay to Buyer Broker the following Buyer Broker cooperative compensation payable at settlement of the referenced Property **[select and complete all applicable boxes]**:
  - The sum of Three percent (3%) of the Property's purchase price set forth in the Purchase Agreement executed by the seller and purchaser.
  - The sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
  - The following additional compensation **[describe with specificity]** :
  
2. Payment of the Buyer Broker Compensation that is earned by the Buyer Broker as set forth in Paragraph 1 above shall survive the expiration of the Term of this Broker Compensation Agreement.
  
3. Listing Broker shall be paid the brokerage fee set forth in a separate listing agreement between the seller and Listing Broker.
  
4. Listing and/or Buyer Broker shall provide a completed copy of this signed Broker Compensation Agreement to the settlement agent with a copy of the ratified Purchase Agreement.
  
5. The Listing Broker and Buyer Broker do hereby expressly authorize and agree to the use of electronic signatures (such as Authentisign) as a method of signing this Broker Compensation Agreement.

\_\_\_\_\_  
Listing Broker (Firm Name)

\_\_\_\_\_  
Buyer Broker (Firm Name)

By: \_\_\_\_\_  
Broker or Authorized Agent                      Date

By: \_\_\_\_\_  
Broker or Authorized Agent                      Date

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