

Realty Agreement

This agreement is made this ____ day of _____, _____, between _____, henceforth known as "Owner," and _____, henceforth known as "Broker."

Owner owns the property located _____, which he/she is listing with Broker for a period of ____ days.

Owner and Broker agree to the following terms:

Owner will pay Broker a commission of ____ percent of the sale price once the Broker finds a buyer who is able to pay at least _____ for the property listed above. The commission will be payable upon the closing of the sale.

If a purchaser forfeits a deposit in the process of attempting to purchase the above-listed property, the deposit shall be divided up as follows: assuming one-half of the deposit is not greater than the Broker's potential commission, the Broker shall retain that portion of the deposit. The Owner will retain the other half. Broker can only retain a portion less than or equal to his/her potential commission.

This is a non-exclusive agreement. The Owner has the right to find a buyer o the above-listed property on his/her own without paying commission to Broker, provided Broker has no connection to the prospective seller.

Owner Printed Name

Owner Signature

Broker Printed Name

Broker Signature

Notary Seal: