



Cooperation Agreement Between Brokers

1 The undersigned Brokers, hereinafter referred to as “Listing Broker” and “Selling Broker,” desiring to
2 cooperate in the sale of real property described as:

3 _____
4 _____
5 _____

6
7 Hereby agree as follows:

8 1. Licensee assisting Buyer shall be (*check One (1) of the following*):

- 9 Transaction Broker
- 10 Subagent of Listing Broker
- 11 Buyer’s Agent
- 12 Designated Buyer’s Agent

13 2. Licensee assisting Seller hereby authorizes the Selling Broker to offer the above property
14 (*check all that apply*):

- 15 For Sale
- 16 For Exchange
- 17 For Lease and to accept a deposit thereon

18 3. Listing Broker authorizes Selling Broker to offer the above property for sale, exchange or lease
19 as herein above provided in accordance with the terms and conditions of the Listing Agreement
20 entered into between Listing Broker and Seller.

21 4. Selling Broker agrees to submit all offers to Listing Broker and agrees further that
22 Selling Broker shall not present any offers directly to the Seller, without Listing Broker’s prior
23 written consent.

24 5. In the event a sale, exchange, or lease of the above property is made to an offeror produced by
25 Selling Broker, Listing Broker agrees, upon completion of the transaction, to pay to
26 Selling Broker _____ (*% of the selling price or dollar amount*). If Listing Broker and Seller
27 modify the Listing Agreement with respect to the brokerage fee payable, such modification shall,
28 upon written consent of the Selling Broker, be binding upon Selling Broker.

29 6. Selling Broker agrees to use courtesy and consideration for the Seller in showing property
30 and to follow Listing Broker’s instructions for showing the property.

31 7. The agreement shall be effective when signed by both the Listing Broker and Selling Broker
32 and shall terminate upon the Seller’s entering into and closing a contract for the sale, exchange
33 or lease of the property, or on _____, 20____, whichever shall first
34 occur.

35 8. While this agreement shall be in effect, Selling Broker shall not contact or communicate with
36 the Seller without authorization and shall not accept any authorization from the Seller to sell,
37 exchange or lease said property.

38 9. It is expressly understood that this agreement does not extend to Brokers other than the
39 undersigned.

40
41 _____

42 Listing Brokerage	Selling Brokerage
44	44
45 Broker’s Signature	Broker’s Signature
46	46
47 Licensee Assisting Seller	Licensee Assisting Buyer

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