



856 Coffeen Avenue  
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### *Co-Brokers Agreement*

Dear Broker:

**Re: Big Horn Mountain land, 35 acres**

ABC Realty Company would like to invite your real estate firm to participate in the sale of our "Exclusive Listing" under the following terms and conditions.

1. If your firm provides a buyer and a closing is completed, your firm will receive a 3% (three percent) commission at closing assuming that your firm actively participated in the sale and closing.
2. It is your responsibility to compensate other brokers who you may be working with at the time out of your share of the commission.
3. ABC Realty Company is the seller's agent in all of our listings. Sub-Agency is not offered to any co-operating brokers. It is our mutual understanding that you are the agent of the buyers and that you have informed your buyers and have the appropriate forms executed.
4. Your buyers must be registered on your letterhead with our office prior to any showings. Until this has been completed and agreed upon that there is no conflict with ABC Realty Company or any other brokers you are totally at risk.
5. For a referral, your firm will receive **25% (twenty five percent)** of the commission received. It is the sole discretion of ABC Realty Company what constitutes a referral.
6. Any contact whatsoever with the sellers must be through our office.
7. All offers and negotiations must be through our office and all earnest monies are to be held in ABC Realty Company's Trust Account or mutually agreed upon title company or escrow holder.
8. This agreement will be valid for six months from the date of execution.

**Offered at 890,000**

If you fully agree with these terms and conditions of this agreement, please sign below and return it to our office. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'William R.C. Heide', written over a horizontal line.

William R.C. Heide

Agreed to by:

\_\_\_\_\_ Date