



1.5% Commission Agreement

Your offer will include a provision requiring the seller to pay us a 2.5% commission for our representation of you. If the seller counters with a lower commission or no commission, we can work with you to adjust your offer accordingly.

Our minimum commission is 1.5% of the purchase agreement price or \$8,500, whichever is greater. The purchase agreement price is not necessarily the final sales price, as the price may be reduced during escrow.

We agree to credit the entire remaining commission toward your closing costs and/or as a reduction to the sales price. This credit will occur within escrow.

If any of the following occurs, each item will increase our commission by $\frac{1}{4}$ % (minimum \$2,000) of the purchase agreement price:

1. Your offer is accepted, but the agreement is later canceled.
2. We show you ten properties.
3. Five or more offers for different properties are submitted without a corresponding purchase.

Number of Offers	Increased Commission
1 - 5	None
6 - 10	+ $\frac{1}{4}$ % (minimum \$2,000)
11 - 15	+ $\frac{1}{2}$ % (minimum \$4,000)
16 - 20	+ $\frac{3}{4}$ % (minimum \$6,000)

Thank you for the opportunity to be of service, and we welcome your feedback.

Hugh Borax

Buyer