

COOPERATING BROKER COMPENSATION AGREEMENT FOR RENTALS

CBCR

(NOT TO BE USED WHEN THE SAME BROKER REPRESENTS LANDLORD AND TENANT)

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

Cooperating compensation is paid from a listing broker to a cooperating broker working with a tenant. No law or Association of REALTORS® has set or recommended the broker's fee or any amount of cooperating compensation.

1 PROPERTY 261-263 W 29TH Street, Erie, PA 16508

2 TENANT _____

3 LANDLORD Pierre Philippon, , ,

4 Listing (Landlord) Broker (Company Name): Coldwell Banker Select, Realtors

5 Cooperating (Tenant) Broker (Company Name): _____

6 1. COOPERATING COMPENSATION (9-25)

7 (A) For an initial lease term, Listing Broker agrees to pay Cooperating Broker the following cooperating compensation if

8 Cooperating Broker is identified as the broker for tenant in the Lease in a successful lease transaction:

9 ☐ _____ of total rent owed to Landlord

10 ☒ half of one month's rent owed to Landlord

11 ☐ _____ as a flat fee

12 ☐ Other: _____

13 (B) If Listing Broker is paid a fee for renewals, extensions or additional leases where Tenant's original lease resulted from Leasing
14 Broker's services, Listing Broker agrees to pay:

15 ☐ _____ of total rent owed to Landlord, paid annually without demand.

16 ☐ _____ of _____ month's rent owed to Landlord, paid monthly without demand.

17 ☐ _____ as a flat fee, paid without demand.

18 ☐ Other: _____

19 2. FEE IF PROPERTY IS SOLD TO TENANT (8-24)

20 If Listing Broker is paid a fee upon the sale of the Property to Tenant, Listing Broker will pay to Cooperating Broker a fee of
21 _____ (\$0, if not specified) of/from the sale price promptly after settlement, without demand.

22 3. ARBITRATION (9-25)

23 Any dispute between brokers regarding entitlement to cooperating compensation will be submitted to arbitration through the arbitra-
24 tion process administered by the local association of Realtors®.

25 LISTING BROKER (Company Name) Coldwell Banker Select, Realtors

26 ACCEPTED BY Catherine Fox DATE _____

27 COOPERATING BROKER (Company Name) _____

28 ACCEPTED BY _____ DATE _____



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