



# AGREEMENT FOR COMPENSATION – Purchase by Tenant

(To be used with Residential Lease)



This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between “**Listing Brokerage Firm**” \_\_\_\_\_ and “**Cooperative Brokerage Firm:** \_\_\_\_\_”  
 \_\_\_\_\_ in conjunction with a certain “**Lease**” by and between  
 “**LANDLORD**” and “**TENANT**” described below with a “**Lease Term**” commencing \_\_\_\_\_, 20\_\_ and  
 ending \_\_\_\_\_, 20 \_\_. **LANDLORD** \_\_\_\_\_  
**TENANT** \_\_\_\_\_ Address of “**Premises**”  
 \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_.

**Listing Brokerage Firm** acknowledges that it has an agreement with **LANDLORD** that provides for compensation to **Listing Brokerage Firm** in the event a tenant purchases the Premises during the term of the lease, any extension thereof, or any protection period noted in such agreement. Accordingly, and in connection with the above transaction, **Listing Brokerage Firm** agrees to pay to the **Cooperative Brokerage Firm** a commission pursuant to the following terms:

If **TENANT** shall enter into a Residential Real Estate “**Contract**” with **LANDLORD** for the purchase of the **Premises** during the **Lease Term or any extension thereof**, or within \_\_\_\_\_ days of the date of this **Agreement**, **Listing Brokerage Firm** agrees to pay **Cooperative Brokerage Firm** a commission of [*Select One Only*]: \_\_\_\_\_ % of the final sales price as indicated in the **Contract** and any modifications, **OR** a Flat Fee of \$ \_\_\_\_\_.

The commission will be payable and delivered to the **Cooperative Brokerage Firm** at the Closing of the purchase transaction by and between **LANDLORD** and **TENANT**., provided, however, that payment of such commission is contingent upon **Listing Brokerage Firm** receiving full commission from **LANDLORD** as provided in the listing agreement between **Listing Brokerage Firm** and **LANDLORD**. This Agreement of Compensation supersedes any previous offer of compensation, if any.

**Cooperative Brokerage Firm** holds **Listing Brokerage Firm** harmless from any dispute of commission raised by another company.

## LISTING BROKERAGE FIRM

## COOPERATIVE BROKERAGE FIRM

\_\_\_\_\_  
 Print Name of Listing Brokerage Firm

BY: \_\_\_\_\_  
 Signature of Managing Broker

\_\_\_\_\_  
 Print Name of Managing Broker

\_\_\_\_\_  
 Address of Listing Brokerage Firm

\_\_\_\_\_  
 City ST Zip

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email

\_\_\_\_\_  
 Print Name of Cooperative Brokerage Firm

BY: \_\_\_\_\_  
 Signature of Managing Broker

\_\_\_\_\_  
 Print Name of Managing Broker

\_\_\_\_\_  
 Address of Cooperative Brokerage Firm

\_\_\_\_\_  
 City ST Zip

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Email