



Campbell & Campbell Real Estate Services

COMPENSATION AGREEMENT AND COOPERATION BROKER TO BROKER

The undersigned Cooperating Broker and the undersigned Listing Broker agree to cooperate in connection with the sale of the following Property:

Address; 5817 Torres Rd SW, Albuquerque, NM 87105

- 1. APPLICATION OF AGREEMENT.** This agreement applies to the sale, closing and funding of the property.
- 2. COOPERATION.** Listing Broker and Cooperating Broker shall share all known material facts about the Property and Listing Broker shall provide Cooperating Broker with reasonable access to the Property. Cooperating Broker shall submit all offers for the Property through the Listing Broker. Listing Broker shall present all offers submitted by the Cooperating Broker in accordance with any applicable rules or regulations, including the REALTOR® Code of Ethics. If Cooperating Broker has an exclusive relationship with a potential Buyer, Listing Broker shall not communicate directly with that potential Buyer, except with Cooperating Broker's prior approval. Cooperating Broker shall not communicate directly with Seller/Owner, except with Listing Broker's prior approval.
- 3. COMPENSATION.** If the property is sold to a Buyer during the term of the Brokerage's current listing agreement, listing Broker shall pay cooperating Broker as compensation 3 % of sales price plus applicable gross receipts tax OR \$ _____ plus applicable gross receipts tax upon closing and funding of the transaction provided said Buyer is represented by Buyers Brokerage at the time of the closing and funding.
- 4. DEFINITION OF COOPERATING BROKER.** Cooperating Broker means the Broker working with or representing the Buyer at the time of closing of the sale. Buyer's Brokerage's representation of Buyer does require Buyer's Brokerage to have a written representation agreement with Buyer. The term "Cooperating Broker" shall include all brokers affiliated with the Cooperating Broker as employees or independent contractors, but Cooperating Brokerage may not extend this agreement of cooperation and compensation to any other broker.

Listing Firm: Campbell and Campbell Real Estate Services
 By (Signature): *Randell C. Campbell*
 By (Print): Randell C. Campbell
 Address: 5716 Osuna Rd NE, Albuquerque NM 87109
 Business Phone: 505-821-7666
 Email Address: Randytct@aol.com

Cooperating Firm: _____
 By (Signature): _____
 By (Print): _____
 Address (Street, City, State, Zip Code): _____
 Business Phone: _____
 Email Address: _____