



101 Markerside Ave., Ste. 404-368  
Ponte Vedra, FL 32081  
Team@SandbergTeam.com

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## OFFER INSTRUCTIONS

116 Falcon Quest Ln., St. Augustine, FL 32095

Please submit your offer on FAR/BAR "AS IS" contract in PDF format and include necessary disclosures & addenda, signed by buyers, from the "Documents" tab on MLS, as well as proof of funds or pre-qualification letter. Seller is offering a 2% Seller's Broker to Buyer's Broker co-op, as noted on the accompanying Compensation Agreement.

### Title Company

River City Title

11512 Lake Mead Ave. | Ste. 606

Jacksonville, FL 32256

(904) 990-9600

[jody@rivercitytitle.com](mailto:jody@rivercitytitle.com)

### Sellers

Bernard L. & Lisa A. Kelly, H/W

Thank you for submitting your offer!

# Compensation Agreement – Seller's Broker to Buyer's Broker



## 1. PARTIES

Seller's Broker: \_\_\_\_\_ PONTE VEDRA KEY REALTY \_\_\_\_\_ ("Seller's Broker")  
Buyer's Broker: \_\_\_\_\_ ("Buyer's Broker")

## 2. PROPERTY

Property Address: \_\_\_\_\_ 116 FALCON QUEST LN, SAINT AUGUSTINE, FL 32095 \_\_\_\_\_  
(insert address)  
\_\_\_\_\_ ("Property").

## 3. BUYER'S NAME (OPTIONAL - COMPLETE IF APPLICABLE)

\_\_\_\_\_, including any affiliates, successors, or assigns ("Buyer").

## 4. TERM

This Compensation Agreement takes effect when a fully executed copy has been delivered to all parties to this Agreement and will remain in effect for \_\_\_\_\_ (if left blank, then 30) days ("Term"). In no event shall the Term extend past the termination date of Seller's Broker's current listing of the Property, including any extensions or effective protection periods; except that, upon full execution of a contract for sale and purchase by a buyer of the Property procured by the Buyer's Broker ("Purchase Agreement"), the Term will automatically extend through the date of the actual closing of the Purchase Agreement.

## 5. BUYER'S BROKER COMPENSATION

Seller's Broker will compensate Buyer's Broker as stated below at closing of Property if Buyer identified above in paragraph 3 closes on Property and Buyer's Broker is the procuring cause of the sale of Property during the Term. If no buyer is identified in paragraph 3, Buyer's Broker will be compensated at closing of Property if Buyer's Broker is procuring cause of the sale of Property during the Term.

Seller's Broker agrees to compensate Buyer's Broker (CHECK ONE):

- \$ \_\_\_\_\_ (flat fee)  
 \_\_\_\_\_ 2 % of the gross purchase price of the Property plus \$ \_\_\_\_\_  
 other (specify): \_\_\_\_\_

Other terms: \_\_\_\_\_  
\_\_\_\_\_

Seller's Broker (\_\_\_\_\_) and Buyer's Broker (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 2. *The Parties acknowledge this form should not be used to share offers of compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.*

**6. ARBITRATION**

By initialing in the space provided, **Seller's Broker or Authorized Associate** (\_\_\_\_) and **Buyer's Broker or Authorized Associate** (\_\_\_\_) agree that any unresolvable dispute between Seller's Broker and Buyer's Broker will be submitted to binding arbitration by mutual agreeable arbitrator in accordance with the rules of the American Arbitration Association, or, if applicable, the most recent version of the National Association of Realtors Code of Ethics and Arbitration Manual.

**7. MISC. CLAUSES**

This Agreement will be construed under Florida law. This Agreement represents the entire agreement and understanding between the parties as to the subject matter herein and supersedes all prior or contemporaneous agreements whether written or oral. No waiver, alteration, or modification of any of the provisions of this Agreement will be binding unless in writing and signed by the parties hereto. Electronic signatures will be acceptable and binding.

**Broker's commissions are not set by law and are fully negotiable.** In no event will Buyer's Broker's compensation exceed the amount of compensation in Buyer's Broker's separate written agreement with Buyer.

Seller's Broker

Buyer's Broker

\_\_\_\_\_  
Broker or Authorized Associate

\_\_\_\_\_  
Broker or Authorized Associate

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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