

BROKER PARTICIATION AGREEMENT

THIS AGREEMENT is made on this _____ day of 20____, between:

_____, hereby known as the "Seller", and

_____, hereby known as the "Participating Broker".

In reference to the property commonly known as: _____

_____, or "Subject Property".

The Seller agrees to pay the Participating Broker a commission equal to _____ percent of the Purchase Price, payable at the time of the closing, when the Participating Broker secures a sale of the Subject Property to a Prospective Buyer, who is introduced to the Property by the Broker. The following conditions apply:

1. The Participating Broker must notify the Seller with the name of the Prospective Buyer. This notification must be on company letterhead and be delivered by US mail or in person to the Seller. Verbal notification will not be accepted. If the Participating Broker fails to notify the Seller of the prospective buyer, no commission will be paid.
2. The Participating Broker may serve only as a "Broker" representing the Prospective Buyer(s) and not as a principal, lender or other financial participant in the purchase of the Seller's property listed above.
3. The Participating Broker, nor any principal thereof, or any employee or licensee thereof, is, or will be a principal or financial participant with or lender to any prospective buyer of the Seller's property listed above.

IN WITNESS WHEREOF, Seller and Participating Broker have agreed to on this day.

Seller

Date

Participating Broker

Date