

**TENANT'S BROKER COMPENSATION AGREEMENT**

*This form is intended for use prior to submission of a rental application.*

**BROKER COMPENSATION IS FULLY NEGOTIABLE AND IS NOT FIXED, CONTROLLED, RECOMMENDED, OR SUGGESTED BY LAW OR ANY MULTIPLE LISTING SERVICE OR ASSOCIATION OF REALTORS®.**

This Agreement ("Agreement") is made on \_\_\_\_\_ ("Effective Date") for the lease and rental of Premises: \_\_\_\_\_.

(Firm Name) \_\_\_\_\_ represents a tenant in this transaction ("Tenant's Brokerage").

**1. PARTIES:**

This Agreement is by and between (**CHECK ONE**):

a.  Listing Brokerage: \_\_\_\_\_ and Tenant's Brokerage.

**OR**

b.  Landlord: \_\_\_\_\_ and Tenant's Brokerage.

**2. TENANT'S BROKER COMPENSATION**

In the event that Landlord and a tenant, represented by Tenant's Brokerage, ratify a lease for Premises, Landlord/Listing Brokerage, whichever is checked above, will pay Tenant's Brokerage the following amount:

\_\_\_\_\_% of first full month's rent, **OR**  \$ \_\_\_\_\_.

**3. MISCELLANEOUS.**

Parties acknowledge that any compensation paid to Tenant's Brokerage is for services Tenant's Brokerage provided to tenant for the lease and rental of Premises. Parties agree that Landlord/Listing Brokerage will not be liable for any loss or expense arising out of the holding, disbursement, or failure to disburse the above amount except in the case of Landlord/Listing Brokerage's gross negligence or willful misconduct.

**LANDLORD OR LISTING BROKER:**

**TENANT'S BROKER:**

\_\_\_\_\_/\_\_\_\_\_  
Date Landlord/Listing Broker

\_\_\_\_\_/\_\_\_\_\_  
Date Tenant's Broker

\_\_\_\_\_/\_\_\_\_\_  
Date Landlord

\_\_\_\_\_/\_\_\_\_\_  
Date Landlord

\_\_\_\_\_/\_\_\_\_\_  
Date Landlord

**For information purposes only:**

Listing Brokerage's Name and Address:

\_\_\_\_\_  
\_\_\_\_\_

Brokerage Phone #: \_\_\_\_\_

Agent Name: \_\_\_\_\_

Agent Email: \_\_\_\_\_

Agent Phone #: \_\_\_\_\_

MLS Agent ID #: \_\_\_\_\_

Tenant's Brokerage's Name and Address:

\_\_\_\_\_  
\_\_\_\_\_

Brokerage Phone #: \_\_\_\_\_

Agent Name: \_\_\_\_\_

Agent Email: \_\_\_\_\_

Agent Phone #: \_\_\_\_\_

MLS Agent ID #: \_\_\_\_\_

EDUCATIONAL VERSION



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