

# Commission Purchase Agreement

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

Agent's Cell: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Last 4 digits Agent's SSN: \_\_\_\_\_

### INSTRUCTIONS

- Agent should complete Part A, and deliver (via email or Fax) to Real Commissions, LLC ("RC"), along with copies of the following documents:
  - An updated Agent Information Sheet and attachments, if the information on the most recent Agent Information Sheet delivered by Agent to RC, or any of the attachments, are incorrect or have expired;
  - A fully signed original of the Broker's Notice and Acknowledgment of Assignment;
  - A printout of the MLS listing for the property subject to the Contract, showing the status of the property as being under contract, pending, or sold;
  - Copy of signed Contract;
  - Copy of loan approval or pre-approval for buyer of property;
  - Copy of earnest money or builder deposit(s)
  - Evidence that all major contingencies (other than financing) to the Contract have been satisfied or removed;
  - Copy of a fully signed and effective commission disbursement authorization (CDA), commission sharing agreement, or other document providing for the net commission payable to Agent and/or the allocation sharing of commissions between the listing broker and the selling broker; and
  - Any other documents if requested by RC, including additional pending contracts pledged in security of this Commission.
- RC will complete Part B and deliver the form to Agent.
- If Agent agrees to the Purchase Price, Agent should sign this form in Part C and email/fax it within 48 hours of receipt to RC for RC's signature. No agreement for sale or purchase will be effective until each of RC and Agent has signed in Part C.

**PART A: OFFER** Agent hereby offers to sell to Real Commissions, LLC ("RC"), the "Commission" described below.

### CONTRACT INFORMATION (The "Contract")

Address of Property Sold: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Seller's Full Name: \_\_\_\_\_ Buyer's Full Name: \_\_\_\_\_

Final Contract Price: \_\_\_\_\_ New Construction?  Yes  No

Ratification Date: \_\_\_\_\_ Short Sale?  Yes  No  
(i.e., date on which all contingencies other than financing are removed from the Contract) (If yes, send short sale bank approval)

Scheduled Closing Date: \_\_\_\_\_ Side Agent Represents:  Listing  Buying  Both

Lender's Company Name (enter "cash" if cash deal): \_\_\_\_\_

Full Name of Lender's Representative (i.e., the "Loan Officer"): \_\_\_\_\_

Lender's Phone: \_\_\_\_\_ Lender's Email: \_\_\_\_\_

Agent's Name: \_\_\_\_\_ Street Address of Property: \_\_\_\_\_

Number of Real Estate Transactions Completed by Agent During the Last Six Months: \_\_\_\_\_

Number of Agent's Pending Contracts: \_\_\_\_\_ Number of Agent's Active Listings: \_\_\_\_\_

**THE "COMMISSION"**

Agent's share of the real estate commission for the Contract: \$ \_\_\_\_\_  
(After all splits, fees, expenses, and deductions, the *net* amount due to Agent)

Does Agent want to sell the entire amount of Agent's share of the Commission or just part of it?

- Entire Commission
- Partial \$ \_\_\_\_\_

**PART B: TO BE COMPLETED BY RC UPON APPROVAL**

Commission amount approved for Purchase by RC: \$ \_\_\_\_\_  
Purchase Price (to be paid by RC): \$ \_\_\_\_\_  
Amount of Reserve (to be held by RC): \$ \_\_\_\_\_  
Underwriting fee: \$ 49.00  
Wire fee: \$ \_\_\_\_\_  
Other deduction: \_\_\_\_\_ \$ \_\_\_\_\_  
Net amount due to Agent upon RC's acceptance of this Purchase Agreement (i.e., Purchase Price less Reserve, fees, and deductions): \$ \_\_\_\_\_

**PART C: ACCEPTANCE AND AGREEMENT**

Agent hereby sells, and RC hereby purchases (subject to the satisfaction of all conditions to such purchase), the Commission for the Purchase Price shown above. Agent certifies that no person or entity has any claim or right to receive all or any portion of the Commission other than RC and Agent. The terms and conditions of the Master Agreement between Agent and RC (as amended from time to time) are incorporated by reference into this Commission Purchase Agreement. By signing below, the Agent represents and warrants that all of the foregoing information and the information on the most recent Agent Information Sheet, or the Agent Information Sheet attached hereto if Agent is delivering an updated Agent Information Sheet, is true and correct on this date of this purchase.

AGENT:  
  
\_\_\_\_\_  
Agent's Signature  
  
Date: \_\_\_\_\_

REAL COMMISSIONS, LLC:  
  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
  
Date: \_\_\_\_\_