



COOPERATING BROKER AGREEMENT

Welcome to Bramlette and Company Realtors. We thank you for your interest in our listings, and we look forward to a long working association. We have established the following policies and guidelines for cooperating brokers as follows:

- ◆ Assuming you enter fully into the total transaction, we will pay the selling office 45% of the commission we receive.
- ◆ An agent from your office must be present for showings with your client, otherwise only a referral fee of 20% of the commission we receive will be paid to the selling office.
- ◆ Within one year of referral, a referral fee of 20% of the buyer's side of the commission shall be paid.
- ◆ All brochures complete with photos, maps and script will be mailed upon request from our main office. Any reprint, photocopying or alterations are not allowed without written permission. All brochures should remain in completed form.
- ◆ **You must register your prospect by this Cooperating Broker Agreement.** Until our office receives a completed agreement, you assume total responsibility.
- ◆ You must receive permission from our office before contacting property owners represented by our firm.
- ◆ Any offers or negotiations must be conducted through our office with earnest money being placed in our real estate trust account or in the trust account of the closing agent.
- ◆ An agent from our office must be present for all showings of our properties.
- ◆ Any additional brokers who become involved will be compensated out of your firm's share.

Any deviation, exception or omission from these policies and guidelines will result in our firm not honoring this Cooperating Broker's Agreement with you and your firm. This agreement applies to all licensed real estate brokers and their agents.

Property Name _____

Client Name _____

Client's City & State _____

Sales Agent _____

Agent's Firm _____

Broker Signature _____

Date _____

Tom Bramlette, Broker/Owner

Date

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