

COMMISSION DISCLOSURE AND AGREEMENT

PROPERTY ADDRESS: _____

PURCHASE AGREEMENT DATED: _____

SELLER(S): _____

BUYER(S): _____

The parties hereto acknowledge and agree that the current debts on the property exceed its value and that this Agreement is specifically contingent upon Seller's lender approval or a reduced payoff "Short Sale". In the event that a Short Sale at the purchase price is not approved by Lender, the Agreement shall be null and void and no real estate commission shall be earned or due.

In the event the Lender approves a Short Sale, real estate brokers and agents acknowledge and agree that any commission paid on this transaction must be approved by Lender as part of the Short Sale negotiations. Some Lenders approve full commission as set forth in the multiple listing services, while others limit the payment of real estate commissions. Since this transaction is contingent upon the Lender's approval of a Short Sale, it is therefore impossible to determine the amount of real estate commission that a Lender will approve.

As a result, the commission offered to the Selling Broker in the Multiple Listing Service is subject to change dependent upon Lender approval of sale and commission payments. Selling Broker agrees to accept an equal disbursement of commission should Lender require a reduction.

Selling Broker/Agent Date

Listing Broker/Agent Date