



**REPRESENTED SELLER COMPENSATION AGREEMENT  
WITH BUYER BROKERAGE RIDER**



Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

**1. BUYER BROKERAGE FEE:**

**NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER. There is no customary or industry standard real estate broker fee or compensation.**

The Seller agrees to pay the Buyer Brokerage fee in the amount of \$\_\_\_\_\_ and/or \_\_\_\_\_% of the contract sales price of the above-described property. The Seller agrees the fee shall be due and payable upon closing or transfer of title.

- 2. **TOTAL COMPENSATION:** This fee represents the total compensation that is being paid to the Buyer Brokerage by the Seller unless otherwise disclosed.
- 3. **AGENCY:** Each party is represented by a real estate licensee. Each licensee owes **fiduciary duties** to their respective party and not to the other party. Neither party will share confidential information with anyone other than their licensee.
- 4. **STATEMENT REQUIRED BY LAW:** THE REAL ESTATE BROKER MAY BE ENTITLED TO CERTAIN LIEN RIGHTS PURSUANT TO SECTION 20-325a OF THE CONNECTICUT GENERAL STATUTES.
- 5. **ENTIRE AGREEMENT:** This Agreement contains the entire understanding of the parties relating to Seller Compensation to the Buyer Brokerage. This Agreement may not be modified except in writing and signed by all parties. The compensation to the Seller's Brokerage is outlined in a separate document and not impacted by this Agreement.
- 6. Other: \_\_\_\_\_  
\_\_\_\_\_

**BUYER**

**SELLER**

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

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

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

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