



# UNREPRESENTED SELLER COMPENSATION AGREEMENT FOR BUYER BROKERAGE



This Compensation Agreement is entered into on \_\_\_\_\_ (Date) between \_\_\_\_\_  
 \_\_\_\_\_ (the "Seller") and  
 \_\_\_\_\_ (the "Buyer Brokerage")  
 regarding the sale of real property owned by Seller located at \_\_\_\_\_  
 (Property address) to \_\_\_\_\_ (the "Buyer").

1. **WARRANTY:** The Seller warrants that Seller has the legal capacity and full authority to enter into this Agreement and consummate the sale of real property contemplated herein.
2. **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.**  
 The Seller agrees to pay the Buyer Brokerage fee in the amount of \$\_\_\_\_\_ 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.
3. **AGENCY:** The Seller acknowledges and agrees the Buyer Brokerage represents the Buyer and not the Seller. The Buyer Brokerage therefore owes fiduciary duties to the Buyer only.
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. **FAIR HOUSING:** This agreement is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).
6. **RIGHT TO REPRESENTATION:** The Seller acknowledges and agrees the Buyer Brokerage has advised the Seller that the Seller has the right to be represented by a real estate licensee who will represent the Seller and the Seller's best interests. Further, the Seller acknowledges and agrees that any and all work performed by the Buyer Brokerage that may assist the Seller in the transaction is intended to benefit the Buyer only.
7. **PROFESSIONAL ADVICE:** The Seller is urged to seek professional advice on legal, tax or other questions Seller may have prior to signing this Compensation Agreement.
8. **DISPUTE:** The parties agree that disputes arising prior to or after the closing related to this Compensation Agreement shall first be submitted to mediation through a mediation provider mutually agreed upon by the parties, within \_\_\_ days of the dispute. The parties agree to share the cost of the mediation equally. If the parties cannot agree on a mediation provider, or if the mediation is unsuccessful, the dispute shall be submitted to the American Arbitration Association within \_\_\_ days of one of those two events occurring. Each party agrees to share the cost of the arbitration equally.
9. **ELECTRONIC TRANSMISSION:** Signatures on this Compensation Agreement, whether wet signed or digitally signed, shall be deemed original signatures and have the same legal effect as original signatures.
10. **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.
11. Other: \_\_\_\_\_

SELLER: \_\_\_\_\_ Date: \_\_\_\_\_ BUYER BROKERAGE FIRM: \_\_\_\_\_

SELLER: \_\_\_\_\_ Date: \_\_\_\_\_ BY: (AUTH. REP.): \_\_\_\_\_ Date: \_\_\_\_\_

No. & Street: \_\_\_\_\_ No. & Street: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_