

Commercial Property Brokerage Agreement Outline

I. Parties

1. Broker/Agency Name
2. Client/Owner Name
3. Property Information

II. Appointment & Authority

1. Exclusive / Non-Exclusive Agreement
2. Scope of Broker's Authority
3. Listing Period

III. Broker's Duties

1. Marketing of Property
2. Finding Prospective Buyers/Tenants
3. Presenting Offers and Negotiating Terms
4. Compliance with Applicable Laws

IV. Client's Duties

1. Provision of Accurate Property Information
2. Access to Property for Showings
3. Disclosure of Material Facts

V. Compensation

1. Commission Structure (Percentage or Flat Fee)
2. Payment Terms and Conditions
3. Conditions for Payment (e.g., Upon Closing)

VI. Term & Termination

1. Duration of Agreement
2. Renewal Terms
3. Termination Clauses (by Either Party)
4. Obligations After Termination

VII. Confidentiality

1. Protection of Client Information
2. Limitations and Exceptions

VIII. Dispute Resolution

1. Governing Law
2. Mediation/Arbitration Clauses
3. Venue for Legal Action

IX. Miscellaneous

1. Entire Agreement
2. Amendments
3. Severability
4. Notices
5. Signatures

Signatures

- Broker/Agent: _____ Date: _____
- Client/Owner: _____ Date: _____