

# Commercial Property Sales Commission Contract

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

Property: \_\_\_\_\_

Seller: \_\_\_\_\_

Broker/Firm: \_\_\_\_\_

## 1. Appointment

The Seller hereby appoints the Broker as the exclusive agent to sell the Property described above, and the Broker accepts such appointment subject to the terms of this agreement.

## 2. Commission

The Seller agrees to pay the Broker a commission of \_\_\_\_\_ % of the total sale price, payable at closing. If the Property is sold or exchanged during the term of this agreement, or within \_\_\_\_\_ days after expiration to any party introduced to the Property during the agreement, the commission is earned.

## 3. Term

This agreement shall commence on \_\_\_\_\_ and terminate on \_\_\_\_\_, unless extended by mutual written agreement.

## 4. Broker's Duties

1. Use reasonable efforts to market and sell the Property.
2. Present all offers promptly to the Seller.
3. Keep the Seller informed regarding interest and offers.

## 5. Seller's Duties

1. Cooperate with the Broker in showing and marketing the Property.
2. Provide accurate information and access as needed.
3. Pay the agreed commission per Section 2.

## 6. Miscellaneous

1. This agreement constitutes the entire agreement between parties.
2. No amendment shall be valid unless in writing and signed by both parties.
3. This agreement is governed by the laws of the State of \_\_\_\_\_.

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Seller Signature & Date

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Broker Signature & Date

