COOPERATING BROKER COMPENSATION AGREEMENT AND ESCROW INSTRUCTION

1. IDENTITY OF PRINCIPAL BROKER AND PROPERTY:
ACCREDITED BROKERS (Principal Broker) is a real estate broker who has entered into a written agreement for the marketing and sale or lease of the real property, manufactured home, or business opportunity described as ____________________________
Assessor’s Parcel No. ____________________________, situated in ____________________________, County of ____________________________, California ("Property") and who represent Buyer (Dual Agency) and Cooperating Broker who has entered into a contract with Buyer to purchase or lease the Property.

2. IDENTITY OF COOPERATING BROKER:
__________________________________________ ("Cooperating Broker") is a real estate broker licensed to practice real estate in California (or □ if checked ____________________________ ) and who has offered, is contemplating making an offer, or has entered into a contract, to purchase or lease the Property.

3. IDENTITY OF SELLER: _____________________________________________

4. IDENTITY OF BUYER: _____________________________________________

5. PRINCIPAL BROKER COMPENSATION TO COOPERATING BROKER:
Provided the transaction between the principals closes and Principal Broker receives compensation for the transaction, Principal Broker agrees to pay Cooperating Broker, and Cooperating Broker agrees to accept, compensation as follows:
Cooperating Broker compensation on the sale shall be: ___% of the selling (or leasing) price or $ __________ □ and/or __________

6. BROKER INSTRUCTION TO ESCROWHOLDER:
Principal Broker and Cooperating Broker instruct Escrow Holder to disburse to Cooperating Broker the amount specified in paragraph 5, out of Principal Broker’s proceeds in escrow, and upon Close Of Escrow of the Property. This compensation instruction can be amended or revoked only with the written consent of both Brokers. Escrow Holder shall immediately notify Brokers if either Broker instructs Escrow Holder to change the terms of this instruction.

7. MANAGEMENT APPROVAL:
This Agreement is not binding until the Broker or office manager for the Principal Broker firm has signed below.

8. ACKNOWLEDGMENT:
By signing below, the undersigned acknowledges that each has read, understands, accepts and has received a Copy of this Agreement.

Principal Broker (Firm) ________________ ACCREDITED BROKERS ________________ DRE Lic. # __________

By (Agent) ______________________________________ Signature: ___________________________ DRE Lic. # __________ Date __________

Address: ________________ City ________________ State CA ________________ Zip __________

Telephone: ________________ Fax: ________________ E-mail: ________________

Cooperating Broker (Firm) ________________ ________________ ________________

By (Agent) ______________________________________ Signature: ___________________________ DRE Lic. # __________ Date __________

Address: ________________ City ________________ State CA ________________ Zip __________

Telephone: __________________________ Fax: __________________________ E-mail: __________________________

Principal Broker/Office Manager: __________________________ Konrad Ostachiewicz __________________________

(Name) __________________________ (Signature)

Reviewed by __________________________ Date __________________________

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