

Use this rider in instances where the seller may not be offering compensation to the buyer broker and the buyer needs to request the seller pay all or part of representation fee.



**SELLER AGREEMENT TO PAY BUYER REPRESENTATION FEE  
RIDER**



Buyer(s) legal name(s), make sure all names are included if there is more than one Buyer.

Greater Hartford Association of REALTORS®, Inc.

Seller(s) legal name(s), make sure all names are included if there is more than one Seller.

THIS AGREEMENT is entered into by and between \_\_\_\_\_ as Seller(s) and \_\_\_\_\_ as the Buyer(s)

Enter the property address here.

1. Seller is the owner of the property commonly known as \_\_\_\_\_, CT and is represented by \_\_\_\_\_ (Seller's Brokerage).

2. Buyer is being represented by \_\_\_\_\_ (Buyer's Brokerage) pursuant to a written agreement.

Enter the name of the brokerage representing the Seller.

\_\_\_\_\_ acknowledges that Buyer's Brokerage represents Buyer and not Seller's Brokerage for this property unless otherwise agreed in writing.

Enter the name of the brokerage representing the Buyer.

4. Seller hereby agrees to pay Buyer's Brokerage a fee of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the purchase price if Buyer purchases the property or Buyer enters into an agreement with Seller to exchange, lease, or trade the property, or for an option to purchase the property and all material conditions have been satisfied under such agreement.

5. If such transaction is completed, Buyer hereby authorizes and directs the Settlement Agent to deduct from the proceeds of the sale of the property at settlement, from Seller's funds, the fee provided in this agreement.

Enter the dollar amount (\$) or percentage (%) the Buyer is asking the Seller to pay.  
**Note: This could either be all or part of the amount stated on the buyer representation agreement.**

**NOTICE: THE AMOUNT OF BUYER REPRESENTATION FEE AND 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 REAL ESTATE BROKER MAY BE ENTITLED TO CERTAIN LIEN RIGHTS PURSUANT TO SECTION 20-325a OF THE CONNECTICUT GENERAL STATUTES.

BUYER

SELLER

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

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

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

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

All parties must sign and date.