



THIS AGREEMENT is entered into by and between

\_\_\_\_\_ as SellerLandlord(s)  
and \_\_\_\_\_ as the BuyerTenant(s).

1. SellerLandlord is the owner of the property commonly known as \_\_\_\_\_, CT and is represented by \_\_\_\_\_ (SellerLandlord's Brokerage).
2. BuyerTenant is being represented by \_\_\_\_\_ (BuyerTenant's Brokerage) pursuant to a written agreement.
3. SellerLandlord acknowledges that BuyerTenant's Brokerage represents BuyerTenant and not SellerLandlord with respect to the sale-lease of the property unless otherwise agreed in writing.
4. SellerLandlord hereby agrees to pay BuyerTenant's Brokerage a fee of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the purchase price if BuyerTenant purchases-leases the property or BuyerTenant enters into an agreement with SellerLandlord 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 occurs, SellerLandlord agrees to pay Tenant's Brokerage, upon execution of the lease, the fee provided in this agreement. hereby irrevocably authorizes and directs the Settlement Agent to deduct and pay to Buyer's Brokerage at settlement, from Seller's funds, the fee provided in this agreement.

BUYERTENANT

SELLERLANDLORD

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

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