

# Commission Agreement

\_\_\_\_\_ ("**Seller/Landlord**")  
agrees that \_\_\_\_\_ ("**Broker**")  
may show and will use diligent effort to (**Check as applicable**)  sell  lease **Seller's/Landlord's** Property located at  
\_\_\_\_\_ ("**Property**")  
to \_\_\_\_\_ ("**Prospect**").

In the event the Property is (**Check as applicable**)  sold, optioned, or contracted to be sold  leased  
to Prospect, or any other prospect procured by **Broker**, on \_\_\_\_\_ [date] or within \_\_\_\_\_ days (180  
days if blank) thereafter, **Seller/Landlord** agrees to pay **Broker**:

- \$ \_\_\_\_\_
- \_\_\_\_\_ % of the gross purchase price of the Property.
- \_\_\_\_\_ % of the gross lease value of a lease executed regarding the Property.
- other (specify) \_\_\_\_\_

**Seller/Landlord** will pay **Broker's** fee in the event of sale, at time of closing the sale; or in the event of lease, at time of  
lease execution. **Broker's** fee is due if **Seller/Landlord** defaults on an executed sales contract or lease with Prospect or if  
**Seller/Landlord** agrees with Prospect to cancel an executed sales contract or lease. In any litigation arising out of this  
agreement, the prevailing party will be entitled to recover from the non-prevailing party reasonable attorney's fees, costs,  
and expenses.

If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will  
apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a  
commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against  
your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the  
commission is earned.

If the Property is commercial real estate as defined by Section 475.801, Florida Statutes, the following disclosure will  
apply: The Florida Commercial Real Estate Leasing Commission Lien Act provides that when a broker has earned a  
commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against  
your interest in the property for the broker's commission. The broker's lien rights under the act cannot be waived before  
the commission is earned.

Additional Terms: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Seller/Landlord**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Seller/Landlord**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized **Broker** or Associate

\_\_\_\_\_  
Date