**BUYER BROKER CO-BROKER AGREEMENT**[www.washingtonattorneybroker.com/buyer-broker-co-broker-agreement](http://www.washingtonattorneybroker.com/buyer-broker-co-broker-agreement)

**Preliminaries**

A. Buyer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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B. Primary Buyer Broker: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact information: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Associated with \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (real estate office)

C. Ancillary Buyer Broker Co-Broker and Attorney: James Robert Deal, DOL 27330, NWMLS 90655, eXp Realty, 2815 Eliott Avenue, Suite 100, Seattle WA 98121, 888-317-5197, Direct Line 425-774-6611, Cell and Text Line 425-670-1405, email: [James@JamesDeal.com](mailto:James@JamesDeal.com), WSBA 8103, referred to as “Deal”.

d. This Co-Broker Buyer Broker Addendum relates back to and is an addendum to Form 41C Buyer Brokerage Firm’s Compensation, and Form SAR-BR Buyer Representation Agreement.

**Services to be Provided**

As ancillary co-broker, Deal agree to perform the following work:

Deal agrees to provide comprehensive legal review of all documents involved in this transaction, to advise the buyer and the Primary Buyer Broker regarding legal issues, and to respond and communicate with the seller’s lawyer if the seller has one.

Deal agrees to draft all documents prepared for this transaction or to review and revise them if the Primary Broker has already prepared a first draft.

Deal agrees to review and advise the Buyer or Seller regarding the purchase agreement, the title report, the Form 17 property condition disclosure, all offers and counter-offers, all inspection documents, and all closing documents.

Deal Agrees to review and advise the Buyer regarding the purchase agreement, the title report, the Form 17 property condition disclosure, all offers and counter-offers, all inspection documents, multiple offer situations, and all closing documents. This commitment extends to all legal issues directly related to this purchase.

Deal agrees to follow the transaction all the way through from initial signing to closing.

Deal agrees to assist the Buyer and the Primary Buyer Broker in obtaining the best price possible.

Deal agrees to be available until 8 PM if his help is needed. Deal agrees to be available on weekends and holidays regarding issues that cannot wait until the next business day.

However, Deal is not agreeing herein to appear in any suits, arbitrations, or mediations. If conflicts arise, Deal will try to help resolve them without litigation. If litigation does arise, Deal will help the Buyer select a litigation attorney and help the litigation attorney to gather needed information.

Deal will work for the Buyer with the assumption that the Buyer wants to buy. If the Buyer decides to back out of a purchase agreement after signing it, the Buyer will have to retain another attorney to help the Buyer do that.

eXe Realty carries errors and omissions insurance which covers me as a real estate broker. Deal carries errors and omissions on my own which covers Deal’s work as an attorney.

**The Co-Broker Agreement**

The Seller has agreed to pay the percentage listed in the standard listing agreement to the Primary Listing Broker or to pay the following commission \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

The Buyer agrees to pay to eXp Realty at closing a buyer co-brokerage commission of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ percent of the sale price or a flat fee of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Deal’s commission as an ancillary buyer broker co-broker is payable at closing.

Deal’s commission as an ancillary buyer broker co-broker is separate from and in addition to the standard selling commission payable to the Primary Buyer Broker.

Alternative: The Buyer agrees to pay James Robert Deal Attorney PLLC a legal fee of $\_\_\_\_\_\_\_\_\_\_ per hour.

Alternative: The Buyer agrees to pay a retainer of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ shortly after signing this Agreement.

Alternative: The Buyer agrees to pay a flat fee payable at closing of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**Mutual Cooperation – Non-Competition**

The Seller, the Primary Listing Broker, and I are all signing this agreement to confirm that we all agree to work together in a professional manner as spelled out in this Co-Brokerage Listing Addendum.

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Buyer

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

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

Primary Buyer Broker

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

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

James Robert Deal, Ancillary Co-Broker

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