

Sonny Todd Real Estate
301 West First, PO Box 788, Big Timber, Montana 59011
Telephone: (406) 932-1031 Fax: (406) 932-4838
COOPERATING BROKERS AGREEMENT & POLICIES

INTENT: To create a harmonious relationship with all Brokers, their sales people and respective clientele, with regards to properties exclusively listed by Sonny Todd Real Estate. To ensure our Sellers quality merchandising efforts, showings that are informative, thorough and performed by competent individuals. To establish a communication system between Sellers, Buyers and their respective representatives.

COMMISSIONS: 2.5% to the Cooperating Firm for a sale consummated through equal efforts by Sonny Todd Real Estate and Cooperating Firm. For a sale consummated by referral of Clients for a purchase to Sonny Todd Real Estate by a Cooperating Firm, the Cooperating Firm shall receive 25% of the net commission received by Sonny Todd Real Estate.

MERCHANDISING PACKAGES & BROCHURES: Sonny Todd Real Estate will provide all merchandising material for distribution to Cooperating Firms and their Clients. All materials are to remain in the complete form received. No reprint, photocopying or alterations will be allowed without permission from this office.

CLIENT PROTECTION: Sonny Todd Real Estate shall make every effort possible to protect your relationship with your Clients, but it will be the Cooperating Firms sole responsibility to promptly register by letter all Clients they have discussed our exclusive listings with. Any Client that contacts Sonny Todd Real Estate that is not registered in writing or accompanied by an agent of a Cooperating Firm will be deemed solely Clients of Sonny Todd Real Estate. Should any conflict arise, i.e., Sonny Todd Real Estate already working with Clients or Clients previously registered by another Firm, we will advise immediately.

SHOWINGS: All showings of properties listed by Sonny Todd Real Estate shall be performed with a representative of Sonny Todd Real Estate present. Showings must be scheduled 24 hours prior, so our Sellers and Sonny Todd Real Estate can properly prepare for showing. Drive-by showings are not allowed, we expect all Cooperating Firms to have qualified their potential Buyers desires and capabilities, prior to showing.

COMMUNICATION: Unless prior agreements are made between Sonny Todd Real Estate and Cooperating Firms, we will have all direct communications with Sellers and will leave all direct communication with potential Buyers the responsibility of Cooperating Firms. (With the exception of referral Clients only).

SOLICITATION OF OUR EXCLUSIVE LISTINGS: We do realize the Real Estate business is a competitive world. Sonny Todd Real Estate is committed to a harmonious relationship with all Brokers and Sales people of high ethical standards. As we have taken the position not to actively solicit other Firms current Exclusive Listings, unless first approached by the Sellers, we would appreciate the same respect in regards to ours.

BUYERS REPRESENTATIVES OR AGENTS: Prior to requests for information, brochures, showings or entering into contractual negotiations, any commitments to represent a Buyer or Buyers, shall be disclosed to this office. When the Buyer representative or Firms are compensated by the Buyer or Buyers, no commission paid by the Seller or Sellers to Sonny Todd Real Estate shall be shared or split.

CONCLUSION: Our responsibility is to assure both Sellers and Buyers a congenial environment in which they evaluate and select their properties. It is our hopes this will be created by the Agreement.

LOGAN TODD
Sonny Todd Real Estate

Acknowledged by: _____ Date: _____

Cooperating Firm Broker

Buyers Name

Property

Buyers Name