

Commission Purchase Agreement

Date: _____ Agent's Cell: _____

Agent's Name: _____ Last 4 digits Agent's SSN: _____

INSTRUCTIONS

1. Agent should complete Part A, and deliver (via email or Fax) to Real Commissions, LLC ("RC"), along with copies of the following documents:
 - An updated Agent Information Sheet and attachments, if the information on the most recent Agent Information Sheet delivered by Agent to RC, or any of the attachments, are incorrect or have expired;
 - A fully signed original of the Broker's Notice and Acknowledgment of Assignment;
 - A printout of the MLS listing for the property subject to the Contract, showing the status of the property as being under contract, pending, or sold;
 - Copy of signed Contract;
 - Copy of loan approval or pre-approval for buyer of property;
 - Copy of earnest money or builder deposit(s)
 - Evidence that all major contingencies (other than financing) to the Contract have been satisfied or removed;
 - Copy of a fully signed and effective commission disbursement authorization (CDA), commission sharing agreement, or other document providing for the net commission payable to Agent and/or the allocation sharing of commissions between the listing broker and the selling broker; and
 - Any other documents if requested by RC, including additional pending contracts pledged in security of this Commission.
2. RC will complete Part B and deliver the form to Agent.
3. If Agent agrees to the Purchase Price, Agent should sign this form in Part C and email/fax it within 48 hours of receipt to RC for RC's signature. No agreement for sale or purchase will be effective until each of RC and Agent has signed in Part C.

PART A: OFFER Agent hereby offers to sell to Real Commissions, LLC ("RC"), the "Commission" described below.

CONTRACT INFORMATION (The "Contract")

Address of Property Sold: _____ City: _____ State: _____ ZIP: _____

Seller's Full Name: _____ Buyer's Full Name: _____

Final Contract Price: _____ New Construction? Yes No

Ratification Date: _____ Short Sale? Yes No
(i.e., date on which all contingencies other than financing are removed from the Contract) (If yes, send short sale bank approval)

Scheduled Closing Date: _____ Side Agent Represents: Listing Buying Both

Lender's Company Name (enter "cash" if cash deal): _____

Full Name of Lender's Representative (i.e., the "Loan Officer"): _____

Lender's Phone: _____ Lender's Email: _____

Agent's Name: _____ Street Address of Property: _____

Number of Real Estate Transactions Completed by Agent During the Last Six Months: _____

Number of Agent's Pending Contracts: _____ Number of Agent's Active Listings: _____

THE "COMMISSION"

Agent's share of the real estate commission for the Contract: \$ _____
(After all splits, fees, expenses, and deductions, the *net* amount due to Agent)

Does Agent want to sell the entire amount of Agent's share of the Commission or just part of it?

Entire Commission
 Partial \$ _____

PART B: TO BE COMPLETED BY RC UPON APPROVAL

Commission amount approved for Purchase by RC: \$ _____
Purchase Price (to be paid by RC): \$ _____
Amount of Reserve (to be held by RC): \$ _____
Underwriting fee: \$ 49.00
Wire fee: \$ _____
Other deduction: _____ \$ _____
Net amount due to Agent upon RC's acceptance of this Purchase Agreement (i.e., Purchase Price less Reserve, fees, and deductions): \$ _____

PART C: ACCEPTANCE AND AGREEMENT

Agent hereby sells, and RC hereby purchases (subject to the satisfaction of all conditions to such purchase), the Commission for the Purchase Price shown above. Agent certifies that no person or entity has any claim or right to receive all or any portion of the Commission other than RC and Agent. The terms and conditions of the Master Agreement between Agent and RC (as amended from time to time) are incorporated by reference into this Commission Purchase Agreement. By signing below, the Agent represents and warrants that all of the foregoing information and the information on the most recent Agent Information Sheet, or the Agent Information Sheet attached hereto if Agent is delivering an updated Agent Information Sheet, is true and correct on this date of this purchase.

AGENT:

Agent's Signature
Date: _____

REAL COMMISSIONS, LLC:
By: _____
Title: _____
Date: _____