

COMMISSION AGREEMENT FOR SALE
(NO BROKERAGE RELATIONSHIP)

This Agreement is entered into between Jamestown Urban Renewal Agency, ("Seller"), and _____, ("Broker") related to **27 Widrig Avenue, Jamestown, New York, ("Property")**.

1. Seller shall allow Broker to show and/or market the Property and attempt to procure for Seller a buyer on terms satisfactory to Seller. If Broker procures a buyer with whom Seller enters into any contract to sell its entire interest in the Property, Seller shall pay to Broker compensation equal to four percent (4%) of the purchase price, ("Commission") upon closing. No Commission shall be payable unless closing occurs.
2. Seller and Broker agree and understand that Broker does not represent Seller in any capacity under this Agreement, however, Broker owes to Seller the following duties: (a) dealing honestly and fairly; (b) disclosing all known facts that materially affect the value of the Property which are not readily observable to the buyer; and (c) accounting for all funds entrusted to the Broker.
3. If the transaction is not closed because of the refusal, failure, or inability of Seller to perform, or if Seller fails or refuses to enter into a contract with a ready, willing, and able buyer for Property, for the following purchase price: \$89,900, or upon any other price and terms or exchange to which Seller may hereafter consent, then Seller shall pay the full Commission to Broker or as set forth herein upon demand by Broker. In such event, this Agreement shall not be terminated, but shall continue in full force and effect during the term hereof.
4. Broker shall offer, show and make the Property available, and attempt to procure a buyer from the Property without regard to race, religion, color, sex, familial status, national origin or handicap, in full compliance with federal, state and local fair housing laws.
5. Other terms and conditions:

Broker's Signature

Seller's Signature

Instructions: This form must be scanned and emailed to _____, or faxed to _____ prior to showing of the Property by Broker.

NOTE: Broker must submit prequalification letter from recognized financial institution in an amount equal to or above the asking price prior to showing.