

**SIDE COOPERATING BROKER COMPENSATION AGREEMENT**

**PROPERTY ADDRESS:** 123 Main Street, San Francisco, CA 94105 (the "Property")

**APN:** \_\_\_\_\_

1. **Cooperation Agreement.** By this agreement (the "Agreement") dated as of \_\_\_\_\_ (the "Effective Date"), Vivre Real Estate ("Listing Broker") agrees to pay \_\_\_\_\_ ("Buyer's Broker") the compensation specified in section 2 below (the "Compensation") upon and through Close of Escrow of the purchase of the Property by \_\_\_\_\_ ("Buyer").

**2. Compensation.**

**CHECK A or B**

**A.** \_\_\_\_\_ % of the purchase price of the Property;

**OR**

**B.** \$ \_\_\_\_\_

**NOTE: Notwithstanding the amount of Compensation set forth in paragraph 2 above, Broker shall not receive any amount in excess of the compensation owed to Buyer's Broker under the representation agreement between Buyer and Buyer's Broker, and any excess amount shall be returned to Listing Broker.**

Listing Broker and Buyer's Broker instruct Escrow Holder to disburse to Buyer's Broker the amount specified above out of Seller's Broker's proceeds in Escrow, upon Close Of Escrow of the Property. This instruction cannot be amended or revoked without the written consent of both Brokers.

Vivre Real Estate  
Listing Broker

DRE License#: 02014153

By: \_\_\_\_\_  
*Danielle Hope Lazier*

DRE License #: 01340326

\_\_\_\_\_  
Buyer Broker

DRE License#: \_\_\_\_\_

By: \_\_\_\_\_

DRE License #: \_\_\_\_\_