

**Modification to Exclusive Buyer Brokerage Agreement/Showing Agreement**



\_\_\_\_\_ ("Consumer")  
and \_\_\_\_\_ brokerage ("Broker")  
agree to amend Florida Association of Realtors® (Check one)  Exclusive Buyer Brokerage Agreement, or  Showing Agreement beginning on date \_\_\_\_\_.

(Check as applicable)

The Termination Date will be \_\_\_\_\_.

Compensation to Broker will be:

- (a) Purchase or exchange: \$ \_\_\_\_\_ or \_\_\_\_\_ % (select only one); or \$ \_\_\_\_\_ or \_\_\_\_\_ % plus \$ \_\_\_\_\_ (select only one) of the total purchase price or other consideration for the acquired property.
- (b) Lease: \$ \_\_\_\_\_ or \_\_\_\_\_ % of \_\_\_\_\_ month's rent (select only one); or \$ \_\_\_\_\_ or \_\_\_\_\_ % plus \$ \_\_\_\_\_ (select only one) of the gross lease value.
- (c) Option: Broker will be paid \$ \_\_\_\_\_ or \_\_\_\_\_ % of the option amount, to be paid when Consumer enters into the option agreement.

**Brokerage commissions are not set by law and are fully negotiable. Broker may not receive compensation from any source that exceeds the amount or rate agreed to with Consumer.**

Protection Period will be within \_\_\_\_\_ days after Termination Date.

Cancellation fee to Broker will be \$ \_\_\_\_\_.

The parties agree to conditionally terminate the Agreement. Consumer will pay the agreed upon cancellation fee and the conditional early termination date will be \_\_\_\_\_.

Broker and Consumer hereby agree to unconditionally terminate the Agreement. Broker and Consumer mutually release each other from all obligations under the Agreement and release each other from any and all claims and actions arising from or related to the Agreement.

Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Modification to Exclusive Buyer Brokerage Agreement/Showing Agreement amends the above-referenced Agreement between Consumer and Broker. All other non-conflicting provisions of that Agreement remain in full force and effect.

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

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

Broker or Authorized Associate: \_\_\_\_\_ Date: \_\_\_\_\_

Copy returned to Consumer on \_\_\_\_\_ by  email  facsimile  mail  personal delivery.