



BUYER BROKER COMMISSION AGREEMENT

This confirms our agreement that, in the event of the consummation of a lease at

_____ (“Premises”) to

_____ (“Tenant”),

H. Pearce Real Estate Co., Inc. (“Listing Broker”) shall pay to

_____ (“Buyer Broker”),

in consideration for your brokerage service rendered, a commission computed and payable in accordance with the following terms.

1. As used in this agreement, “Listing Broker”, “we”, “us” or “our” means H. Pearce Real Estate Co., Inc.; “Buyer Broker”, “you” or “your” means the firm who signs this Agreement as authorized representative of Tenant, its successor, or assignee.
2. This Agreement shall commence as of _____, and shall remain in effect and in full force throughout the term of our Listing Agreement.
3. Buyer Broker represents that it is licensed in Connecticut and has a valid Buyer/Tenant Agency contract with Tenant. Buyer Broker agrees to indemnify, defend, and hold harmless Listing Broker from and against any and all claims made by any broker, agent, and/or finder (including Buyer Broker’s associates) who claim to be acting by or through the Buyer Broker in connection with Buyer Broker’s efforts in representing Buyer/Tenant.
4. THE COMMISSION. During the term of this Agreement, if a lease is executed by and between Landlord and Tenant, we will pay you a commission of

_____.
5. Buyer Broker agrees to accept payment when we get paid by the landlord. All costs of collection shall come off the top of any funds received.
6. STATEMENT REQUIRED BY LAW. THIS AGREEMENT IS SUBJECT TO THE CONNECTICUT GENERAL STATUTES PROHIBITING DISCRIMINATION IN COMMERCIAL AND RESIDENTIAL REAL ESTATE TRANSACTIONS (CGS TITLE 46a, CHAPTER 814C).



7. GENERAL PROVISIONS. This agreement shall be binding upon the parties and their heirs, successors, assigns, and personal representatives; shall be interpreted under and governed by the laws of the State of Connecticut; and be modified, waived, or discharged only by an agreement in writing signed by both parties.
8. ACKNOWLEDGEMENT AND WARRANTY. By signing this Agreement, you acknowledge receipt of a copy of it. You also represent that you are duly authorized to execute this Agreement for the Buyer Broker.

This Agreement, dated _____, is executed in duplicate and effective upon execution by Listing Broker and Buyer Broker. Please sign and return one copy of this Agreement.

Very truly yours,

Commercial Associate

AGREED TO:

LISTING BROKER

H. Pearce Real Estate Co., Inc.

 _____

Barbara Pearce, President
H. Pearce Real Estate Co., Inc.
393 State Street
North Haven, CT 06473

BUYER BROKER

Firm Name

Duly Authorized Signature

Print Name: _____

Address: _____
Street Number and Name City/Town State Zip