

# Commercial Brokerage Agreement

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

Between:

**Broker:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

And:

**Client:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

## 1. Appointment of Broker

The Client hereby appoints the Broker as the exclusive agent for the purpose of negotiating the purchase, sale, lease, or exchange of the property located at:

\_\_\_\_\_

## 2. Term

This Agreement shall commence on the date hereof and continue until \_\_\_\_\_, unless terminated earlier as provided herein.

## 3. Commission

In consideration for the services rendered by the Broker, the Client agrees to pay the Broker a commission of \_\_\_\_\_ % of the sale price or lease amount, payable upon the close of the transaction.

## 4. Responsibilities

The Broker agrees to diligently represent the Client in all aspects of the transaction, including but not limited to:

- Market analysis and listing
- Advertising and promotion
- Scheduling and conducting showings

## **5. Governing Law**

This Agreement shall be governed by the laws of the state of \_\_\_\_\_.

## **6. Entire Agreement**

This Agreement constitutes the entire understanding between the parties and supersedes all prior discussions, agreements, or understandings.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

\_\_\_\_\_  
Client Signature

\_\_\_\_\_  
Broker Signature