



SHORT SALE CO-BROKER COMMISSION AGREEMENT

Seller Name: _____

Buyer Name: _____

Property Address: _____

1. The above-referenced transaction is a Short Sale, subject to the Seller’s lender’s approval. In some circumstances, the Seller’s lender will not approve a contract absent a reduction in the real estate brokerage commission to be paid to the listing and cooperating broker (“Approved Commission”). In circumstances where the lender reduces the commission, Charles Rutenberg Realty, LLC. will be unwilling to bear the full amount of this reduction.

2. Notwithstanding Charles Rutenberg Realty, LLC. offer of compensation in the Multiple Listing Service and the compensation set forth in the Contract, Cooperating Broker and Charles Rutenberg Realty, LLC. agree that in the event that the Approved Commission is less then the full commission provided in Charles Rutenberg Realty, LLC. listing agreement with the Seller, the Cooperating Broker hereby agrees that the Approved Commission shall be divided equally between Charles Rutenberg Realty, LLC. and Cooperating Broker and such reduced amount shall be considered full and final compensation on this transaction.

3. Cooperating Broker acknowledges and agrees that it is voluntarily entering in to this agreement to change the cooperative compensation offered in the MLS as authorized by Standard of Practice 3-3 of the National Association of Realtors Code of Ethics and Arbitration Manual, and is releasing Charles Rutenberg Realty, LLC. and its representatives, and the Seller and Buyer, from any claims for additional compensation above its share of the reduced amount set forth in paragraph 2 above.

4. Charles Rutenberg Realty, LLC. and Cooperating Broker agree that this agreement is the entire agreement between the parties with respect to compensation of any nature regarding the Contract and that it may only be modified in writing signed by both parties.

COOPERATING BROKER:

Signature of Authorized Representative

Date

(PRINT NAME)

Cooperating Broker:

Charles Rutenberg Realty, LLC.:

Signature of Authorized Representative

Date

Print Name