

Non-Agency Compensation Agreement

Seller: Discount Property Wholesalers.Com, and

Broker: _____, agree as follows with the regard to Sellers real property (the Property) located in the City of _____, County of _____, and state of _____, commonly known as: (insert street address) _____,

Tax id#: _____.

1. Acknowledgement- There is no agency relationship. Seller acknowledges receiving a copy of the Oregon Real Estate Agency Disclosure pamphlet. Seller and broker agree that broker shall not represent the seller as the seller's agent nor act on sellers behalf in any way in regards to the subject property herein listed above. Seller understands and agrees that the Broker will represent only the buyer in any transaction involving the Property. Seller agrees to seek necessary advice or representation seller may need or desire during the negotiation or performance of any contract of sale from an expert or experts of their own choice. Seller Understands that as the buyers agent, broker, will act exclusively in the best interest of the buyer(s). Seller is aware that agent, broker is duty bound to disclose to the buyer any and all material information coming into broker's possession regardless of source.

2. Compensation. At the time of closing, Seller agrees to pay broker a commission of, (check one) _____ percent of the sales price or \$_____ if the seller accepts an offer from _____ (buyer) during the period beginning on (date) _____ and ending (date) _____ (compensation period).

Broker shall have an exclusive right to a commission if the above named buyer or any person or entity related to buyer purchases or otherwise acquires the property during the compensation period.

3. Compliance with Laws. Seller agrees to comply with all applicable federal, state and local laws and regulations regarding the sale of the property. However, buyer acknowledges that seller will not be providing the requires sellers disclosures on the herein mentioned transaction. Buyer also acknowledges that buyer waives the right to such required disclosures. Seller Furthermore agrees to comply with federal, state and local anti-discrimination laws.

4. Other Terms and Conditions: _____

5. Entire Agreement. This agreement constitutes the entire and exclusive agreement of the parties and supercedes all prior discussions, negotiations, and agreements between the parties. This agreement may be modified or amended only in writing and must be signed by all parties.

Seller: _____ Date: _____
Address: _____
City: _____ State _____ Zip _____

Buyer: _____ Date: _____
Address: _____
City: _____ State _____ Zip _____

Broker: _____ Date: _____
Firm: _____
Address: _____
City: _____ State: _____ Zip _____