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Agreement to Co-Operate To Be Used Prior to Showing

Form 651

for use in the Province of Ontario

GENERAL USE: This form would be commonly be used to confirm the details of an agreement between a Listing Brokerage and a Co-operating Brokerage where the property is the subject of an exclusive listing or where the Cooperating Brokerage is not a member of the Board where the property has been listed.

The Listing Brokerage, Co-operating Brokerage, the address or description of the property and the Seller are set out at the beginning form.

BETWEEN:
(Listing Brokerage)

AND:
(Co-operating Brokerage)

RE: REAL PROPERTY:

SELLER/LANDLORD:

This provides that the Listing Brokerage has agreed to co-operate and provide listing information. In addition the amount of the commission to be paid by the Listing Brokerage to the Co-operating Brokerage is inserted next.

This will confirm our agreement that the Listing Brokerage will co-operate with listing information and will pay:

.....
(% of the selling price/\$ specific amount/other)

as a full co-operating fee on the completion of the transaction plus applicable taxes on such commission, all in accordance with the MLS® Rules and Policies of the Real Estate Board/Association (if applicable).

This Agreement shall be subject to the following conditions:

.....
.....
.....

The details of the original Listing Agreement are input here. Further the expiry date of this Agreement to Co-operate is shown in this provision.

MLS® No. / Excl. Listing with
Name of Board/Association

Listing Price: \$ Commencement Date of Listing

This Agreement shall expire:

The terms of the Commission Trust arrangement between the Brokerages is in this next paragraph.

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Co-Operate:

Upon the Co-operating Brokerage procuring an Agreement of Purchase and Sale or Lease, and in consideration thereof, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board/Association (if applicable) shall be receivable and held in trust. This Agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

We agree to the terms and conditions as set out herein and acknowledge this date having received a copy of this Agreement.

Finally, the Listing Brokerage and the Co-operating Brokerage sign.

DATED at this day of 20.....

.....
(Listing Brokerage)

.....
(Authorized to bind the Listing Brokerage) (Date) (Name of Person Signing)

.....
(Co-operating Brokerage)

.....
(Authorized to bind the Co-operating Brokerage) (Date) (Name of Person Signing)