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Co-Brokerage Agreement Between Buyer Brokerages

Form 653

for use in the Province of Ontario

GENERAL USE: The purpose of this form is to agree to arrangements between Brokerages who are representing the same Buyer(s) in a trade. Both the Buyer Brokerage and Co-Buyer Brokerages are set out here.

BETWEEN:
(Buyer Brokerage)

SALESPERSON/BROKER/BROKER OF RECORD:

AND:
(Co-Buyer Brokerage)

SALESPERSON/BROKER/BROKER OF RECORD:

GEOGRAPHIC LOCATION: This is the area within which the general description of the property the Buyer is interested in buying or leasing is expressed. for the purpose of locating a real property meeting the following general description:

Property Type (Use):

Geographic Location:

The name of the Buyer/Tenant is set out.

BUYER/TENANT:

The amount of commission to be paid by the Buyer Brokerage to Co-Buyer Brokerage is set out here.

This will confirm an agreement that the Buyer Brokerage will pay of the total commission received by the Buyer Brokerage to the Co-Buyer Brokerage.

Notwithstanding the foregoing, if the Buyer Brokerage has arranged a trade with a seller through the Buyer Brokerage, the amount payable to the Co-Buyer Brokerage (as noted above) shall not be increased or reduced. Further and notwithstanding anything to the contrary, if the Co-Buyer Brokerage has arranged a trade with a seller through the Co-Buyer Brokerage, only the amount payable (as noted above) shall be paid by the Co-Buyer Brokerage to the Buyer Brokerage.

In this next section, the details of which Brokerage is to undertake certain tasks is determined. If there is something to be done that is not set out in this section, there is provision for a Schedule to be added.

Details of service

	Buyer Brokerage	Co-Buyer Brokerage
Arrange showing appointments on properties of interest	<input type="checkbox"/>	<input type="checkbox"/>
Conveyance and Receipt of Offers	<input type="checkbox"/>	<input type="checkbox"/>
Send Invoice Letter to Listing Brokerage	<input type="checkbox"/>	<input type="checkbox"/>
Locate real property of the general description and location noted above	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

Schedule(s) hereto attached shall form part of this Co-Brokerage Agreement.

All the parties, including the Buyer Brokerage, Co-Buyer Brokerage, Buyer(s) sign agreeing to all the terms and conditions.

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

DATED at this day of 20.....

.....
(Buyer Brokerage)

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

.....
(Co-Buyer Brokerage)

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

.....
(Buyer/Tenant) (Date)

.....
(Buyer/Tenant) (Date)