

### COMMISSION AGREEMENT - SALE

THIS COMMISSION AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, between Taylor Long Properties, Inc., (Broker), 10142 W. Broad St., Glen Allen, Virginia 23060, and \_\_\_\_\_ (Seller).

1. Seller recognizes that Broker is the Agent in an Agreement for Purchase and Sale of Real Property (Purchase Agreement) between Seller and \_\_\_\_\_ (Buyer) for the property described as \_\_\_\_\_.
2. In consideration of Broker's services in procuring and negotiating the Purchase Agreement, Broker shall receive a fee at the closing of the sale of the Property to the Buyer pursuant to the Purchase Agreement, in the amount of \_\_\_\_\_ (\_\_\_%) percent of the final sales price. Notwithstanding anything to the contrary herein, no commissions or compensations shall be deemed due or payable to, or earned by, Broker unless and until the actual final Closing of title to the Property occurs. If for any reason whatsoever such sale shall not be finally closed, Seller shall be released from any and all liability, claims or charges whatsoever to Broker and no commissions or compensation shall be deemed earned by, or due and payable to, Broker.
3. Broker represents that it has dealt with no other brokers in regard to the Purchase Agreement and the sale of the Property to Buyer and will indemnify, defend and hold Seller harmless as to any claims for commissions from brokers claiming through Broker.
4. This Agreement authorizes the closing attorney at the time of settlement to pay directly to Broker the fee as set forth above.

5. Broker is representing \_\_\_\_\_ in this transaction.
  
6. This agreement addresses only payment of commissions to Broker upon the closing of the sale of the Property to Buyer and does not constitute a listing agreement or exclusive or non-exclusive right to sell the Property.
  
8. In the event that either party shall engage an attorney to resolve a dispute which may arise from the terms of this agreement, the non-prevailing party shall be liable for the attorney's fees and court costs, if any, of the prevailing party.

WITNESS the following Signatures and seals:

SELLER: \_\_\_\_\_

By: \_\_\_\_\_(SEAL)

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

Print: \_\_\_\_\_

**BROKER AGENT: TAYLOR LONG PROPERTIES, INC.**

By: \_\_\_\_\_(SEAL)

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

Print: \_\_\_\_\_