

UNREPRESENTED SELLER COMPENSATION CONSENT

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1. This Agreement entered into between _____ ("Seller")
2. and _____ ("Broker"),
BUYER'S AGENT BUYER'S AGENT
3. This Agreement commences on _____, _____, and expires at 11:59 p.m. on _____, _____.
4. Seller is the owner of property commonly known as:
5. _____
6. (the "Property"), and Seller warrants that Seller has the legal capacity, full power and authority to enter into this Agreement and consummate the
7. transaction contemplated hereby on Seller's own behalf or on behalf of the party Seller represents, as appropriate. Seller is offering the Property for
8. sale without the assistance of any real estate broker. Broker represents _____ ("Buyer")
9. who may be interested in purchasing the Property.

COMPENSATION

10. If Seller enters into a contract to sell, exchange, option or lease the Property to Buyer during the term of this Agreement or
11. within _____ calendar days after termination of this agreement, Seller agrees to pay Broker compensation in the amount
12. equal to _____ % of the sales price or \$ _____. Broker's compensation shall be paid at the time of and as a
13. condition of closing.
14. COMMISSIONS PAYABLE FOR THE SALE, EXCHANGE, LEASE OR OPTION OF PROPERTY ARE NOT SET BY ANY BOARD
15. OR ASSOCIATION OF REALTORS® OR MULTIPLE LISTING SERVICE OR IN ANY MANNER OTHER THAN AS NEGOTIATED
16. BETWEEN BROKER AND SELLER.

BUYER AGENCY

17. This Agreement is a Compensation Agreement only. Seller acknowledges that the Broker is acting solely as BUYER'S AGENT
18. and Broker is NOT representing Seller in regard to the Property. As agent of the Buyer, Broker owes fiduciary duties to the
19. Buyer of loyalty, obedience, disclosure, confidentiality and accounting in dealings with the Buyer. These duties require that
20. all information given to the Broker by Seller regarding this transaction must be disclosed to Buyer. In addition, the Broker
21. owes all parties in a transaction diligent exercise of reasonable skill and care in the performance of the Broker's duties and a
22. duty of honest and fair dealing and a duty to disclose all facts known to the Broker which materially and adversely affect the
23. consideration to be paid for the Property.

MEDIATION

24. Any dispute or claim in law or equity arising out of this Agreement shall be submitted to mediation. Costs of the mediation shall be
25. split equally between Seller and Broker.

ACCEPTANCE

26. Seller hereby agrees to all of the terms and conditions herein and acknowledges receipt of a copy of this Agreement.
27. _____
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR
28. _____
^ SELLER'S NAME PRINTED MO/DA/YR ^ SELLER'S NAME PRINTED MO/DA/YR
29. _____
ADDRESS CITY STATE ZIP CODE
30. _____
TELEPHONE EMAIL ADDRESS FAX
31. _____
FIRM NAME
32. _____
^ BUYER'S AGENT SIGNATURE MO/DA/YR ^ BUYER'S AGENT SIGNATURE MO/DA/YR

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR