

GROOME & CO  
7390 HWY 64  
OAKLAND, TN 38060  
465-7172  
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## COOPERATIVE AGREEMENT

\_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, TN  
\_\_\_\_\_, Listing Agent &  
Agent Name \_\_\_\_\_ Company Name \_\_\_\_\_

\_\_\_\_\_, Selling Agent,  
Agent Name \_\_\_\_\_ Company Name \_\_\_\_\_

AGREE ON BEHALF OF THEIR RESPECTIVE brokers that Selling Broker shall receive \_\_\_\_\_% of the gross sales price as compensation for professional services rendered in connection with the sales of the real property at the following street address:

\_\_\_\_\_  
Pursuant to the Real Estate Purchase Contract dated \_\_\_\_\_, 20\_\_\_\_,  
submitted by \_\_\_\_\_ as Buyer(s).

Such compensation shall be paid to Selling Broker by Listing Broker at the time of the Transaction described in such Real Estate Purchase Contract.

Listing Agent or Broker shall furnish a copy of this Cooperative Agreement and the Listing Agreement to the Lender/Closing Attorney prior to closing of the transaction and hereby authorizes the Lender/Closing Attorney to make payment of such compensation to the Selling Broker. In the event of a breach with retention of earnest money, earnest money shall be divided equally between Listing and Selling Brokers. In the event of a breach with payment of commission as though a sale had taken place.

This agreement shall be binding upon, and shall insure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

\_\_\_\_\_  
Listing Agent

\_\_\_\_\_  
Selling Agent

Creekside homes pays commission on the sale price of the home not the closing cost paid by the seller which are built into the sales price to benefit the purchaser.