



Montana - Wyoming West

R A N C H B R O K E R A G E

COOPERATING BROKERS AGREEMENT

We welcome the cooperation of other brokers in the sale of properties listed by Montana-Wyoming West P.C.. This Agreement is to create a harmonious relationship between Montana-Wyoming WEST PC and _____, their sales people and respective clientele.

LISTING: This agreement is for the listing called _____ located in the county of _____, state of _____.

CLIENT REGISTRATION:

Clients Name _____ of _____ is a registered client of _____.

RE COMMISSIONS:

There is a _____% commission on the sale of this ranch, which shall be split as follows:

- As long as there have been equal efforts between both firms in accomplishing the sale, the Cooperating Firm shall be paid _____% of the gross commission received by this Firm or _____% of the closing price.
- If the Cooperating Firm involves third party brokers, they will be paid out of the Cooperating Firm's share.
- In the event a sale is consummated within one year of a referral by another Broker, the Cooperating Firm shall receive 20% of the commission received by this firm.
- For a referral of a Seller which results in a listing and subsequent sale by this Firm, the Cooperating Firm shall receive 10% of the commission received by this Firm.

Note: In the event a Broker/Agent chooses not to accompany their Client on showings, it will be considered as a referral.

It will be the Cooperating Firm's responsibility to promptly register all clients/customers they wish to protect. Any person/persons that contacts this Firm that have not been registered in writing will be considered clients of Montana-Wyoming West P.C.. You are totally at risk until you register your prospect with us by name.

Should there be a conflict with this Firm already working with a client you are registering or a client has previously been registered by another firm, we will advise immediately.

ADVERTISING INFORMATION: This Firm will provide all brochures and materials for distributing to Cooperating Firms and their clients. All brochures are to remain in the complete form received. No reprint, photocopying or alterations will be allowed without permission from our office.

SHOWINGS: We require that we be present at all showings of our listed properties. Other brokers are allowed to show our listings only by special arrangement. Appointments must be made in advance to allow Sellers and this firm to properly prepare for the showing. We highly discourage drive-by showings, as this does not give the listing a proper presentation. Showings will be made only after written registration of the client's name on this form or the submission of a letter from your client designating the Cooperation Firm as his or her sole agent.

COMMUNICATIONS: We request that any contact whatsoever with the owners of the properties be channeled through our office, unless prior agreements are made between the Cooperating Firm and this Firm. Communication with potential Buyers will be the responsibility of the Cooperating Firm, with the exception of referral clients.

All earnest money will be held in the closing agent's trust account unless other arrangements are made with us.

BUYER'S REPRESENTATION OF CLIENTS: Any commitments to represent a Buyer or Buyers shall be disclosed to this office prior to requests for information, showings or entering into any contractual agreements.

When the Buyer representative or firms are compensated by the Buyer or Buyers, no commission paid by the Seller or Sellers to Montana-Wyoming West P.C. shall be shared or split.

CONCLUSION: Our responsibility is to assure both Sellers and Buyers a pleasant experience in evaluation and selecting their properties. It is our hope that this Agreement will help accomplish this goal.

Clifton M. Berglee, DVM, Broker Date
Montana-Wyoming West P.C.
2048 Overland Ave. Suite 102
Billings, MT 59102
(406)896-0501

Cooperating Broker Date

Agent Name

Address

Phone