

NJMMLS

Your Independent Source for REALTOR® Data



NEW JERSEY MULTIPLE LISTING SERVICE, INC.

Owned and Operated By

Eastern Bergen Board of REALTORS® RealSource Association of REALTORS®

160 Terrace St. P.O. Box U Haworth, NJ 07641 Telephone: (201) 387-1150 Fax: (201) 387-2535 www.newjerseymls.com

ADDENDUM TO NJMMLS REAL ESTATE LISTING/COMMISSION AGREEMENT

COMMISSION SPLITS

LISTING BROKERS USUALLY COOPERATE WITH OTHER BROKERAGE FIRMS BY SHARING INFORMATION ABOUT THEIR LISTINGS AND OFFERING TO PAY PART OF THEIR COMMISSION TO THE FIRM THAT PRODUCES A BUYER. THIS IS GENERALLY REFERRED TO AS THE "COMMISSION SPLIT."

SOME LISTING BROKERS OFFER TO PAY COMMISSION SPLITS OF A PORTION OF THE GROSS COMMISSION, USUALLY EXPRESSED AS A PERCENTAGE OF THE SELLING PRICE, LESS A SIGNIFICANT DOLLAR AMOUNT. OTHER LISTING BROKERS OFFER A PORTION OF THE GROSS COMMISSION LESS ONLY A MINIMAL LISTING FEE OR LESS ZERO.

THE AMOUNT OF COMMISSION SPLIT YOUR BROKER OFFERS CAN AFFECT THE EXTENT TO WHICH YOUR PROPERTY IS EXPOSED TO PROSPECTIVE BUYERS WORKING WITH LICENSEES FROM OTHER BROKERAGE FIRMS.

ON THIS LISTING, THE BROKER IS OFFERING A COMMISSION SPLIT OF _____ MINUS _____ TO POTENTIAL COOPERATING BROKERS.

IF YOU FEEL THAT THIS MAY RESULT IN YOUR PROPERTY RECEIVING LESS THAN MAXIMUM EXPOSURE TO BUYERS, YOU SHOULD DISCUSS THOSE CONCERNS WITH THE LISTING SALESPERSON OR HIS/HER SUPERVISING BROKER.

BY SIGNING THIS LISTING AGREEMENT, THE OWNER(S) ACKNOWLEDGE HAVING READ THIS STATEMENT ON COMMISSION SPLITS.

Sales Associate _____ Owner Signature _____

Broker/Manager Signature _____ Owner Signature _____

Print Owner Name _____ Owner Phone # _____ Realtor Ph# _____

Print Owner Name _____ Date _____

Information herein deemed reliable but not guaranteed.

White Copy - Realtor Yellow Copy - Owner

Mail or Fax a Copy to the NJMMLS Within 24 Hours of List Date

Revised 07/2001

New Jersey Multiple Listing Services, Inc.

160 Terrace St., PO Box U, Haworth, NJ 07641

FAX NUMBER: 201-387-2535