

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgment of all parties.

©ST. LOUIS REALTORS®
Approved by Counsel for St. Louis REALTORS®
To be used exclusively by REALTOR® members of St. Louis REALTORS®
and those issued a use license by St. Louis REALTORS®

Form #2108 07/24

COOPERATIVE COMPENSATION DISCLOSURE

1 **Note: The amount of compensation is not set by law. Compensation is set by each broker individually and is negotiable, subject**
2 **to individual broker policy.**

3 PROPERTY: 18.21 Ac. off Hwy D, Marthasville, MO 63357

4 BY AND BETWEEN: The undersigned Buyer(s) and Seller(s).

5 The Listing Broker agrees to pay cooperative compensation on this transaction to the Selling Broker as follows (\$0 if none is stated):

6 2.5 % of purchase price OR \$ N/A to buyer's agents (limited agents representing prospective buyers)

7 2.5 % of purchase price OR \$ N/A to transaction brokers (neutral licensees representing neither party)

8 0 % of purchase price OR \$ 0 to subagents (limited agents representing Owner)

9 In addition, a bonus of \$ N/A (\$0 if none is stated) is offered to Selling Broker by Seller OR Listing Broker. This
10 compensation shall be due and payable at closing.

11 Listing Broker and Seller acknowledge that Seller authorizes the offer of cooperative compensation, including amounts to the Selling
12 Broker. Selling Broker and Buyer understand and acknowledge that the total compensation received by Selling Broker for representing
13 Buyer in the purchase of this property, including any cooperative compensation received from Listing Broker, shall not exceed the
14 amount authorized in writing between Selling Broker and Buyer. Further, Selling Broker and Buyer understand and acknowledge that
15 any bonuses paid out have been disclosed and authorized by Seller and Buyer, respectively.

16 Other terms regarding cooperative compensation between brokers:

17 N/A
18

19 The total sale/lease price shall be determined as follows: 1) in the case of a sale (including contract for deed or exchange), it shall be
20 the total sale price and other consideration received by Owner (including, but not limited to, cash, Seller loans to Buyer and other real
21 or personal property received) for the property, without reduction for Closing adjustments, points or other charges; 2) in the case of a
22 lease, it shall be the total lease payments due to the Owner by the tenant during the term of the lease, without adjustments for utilities,
23 taxes and other charges which may be imposed on the tenant. If Owner executes a lease with an option contract or a lease/purchase
24 contract, the lease compensation shall be due when the lease is executed, and the sale compensation (less any lease compensation already
25 paid) shall be due when the title is conveyed to Buyer.

26 Seller and Buyer, by affixing their signatures below, acknowledge that the compensation amounts authorized herein are the product of
27 free and knowing negotiations and supersede any cooperative compensation amounts authorized in any separate agreement(s) between
28 Seller and Seller's Broker.

29 Listing Broker: Trophy Properties & Auction
30 (Company Name)

Selling Broker: _____
(Company Name)

31 By (Signature): Eric Merchant dotloop verified
09/03/24 8:45 AM CDT
WL7D-DUEK-XNCB-DTCJ
DATE

By (Signature): _____
DATE

32 Printed Name: Eric Merchant

Printed Name: _____

33 James Mace dotloop verified
09/03/24 8:51 AM CDT
X8NW-7D9I-CGDJ-MTBS
34 SELLER SIGNATURE DATE

35 BUYER SIGNATURE DATE

36 James Mace
37 Seller Printed Name

Buyer Printed Name

38 Jill E. Mace dotloop verified
09/03/24 2:40 PM CDT
ELQM-IDK8-PJQV-KSQM
39 SELLER SIGNATURE DATE

40 BUYER SIGNATURE DATE

41 Jill E. Mace
Seller Printed Name

Buyer Printed Name