



BROKER COMPENSATION – SUMMARY OF GAR FORMS (AS OF 7/1/24)

| Broker's Compensation | To Seller's Broker | | To Buyer's Broker | |
|---|--|--|--|---|
| | From Seller | From Buyer | From Seller's Broker "Co-Op" | From Seller Directly |
| Financial Obligation Created (Foundation & Other Forms to Match This Consumer Financial Obligation) | F101 - Exclusive Seller Brokerage Agreement OR F104 - Non-Exclusive Seller Brokerage Agreement OR F107 - Authorization to Show Unlisted Property | F110 - Exclusive Buyer Brokerage Agreement OR F113 - Non-Exclusive Buyer Brokerage Agreement OR F116 - Agreement to Work with Broker as Customer | | |
| Financial Obligation Confirmed - Forms Based on Who is Paying - Party paying MUST sign Form | | | F258 - Pre-Showing Compensation Agreement OR F259 - Broker Compensation Agreement Exhibit OR F255 - Instructions to Closing Attorney | F258 - Pre-Showing Compensation Agreement (Typically Seller will negotiate direct compensation based on Offer) OR F259 - Broker Compensation Agreement Exhibit OR SS620 - Special Stipulation OR F201 - ¶B3a - Seller Contribution to Buyer's Closing Costs OR F255 - Instructions to Closing Attorney |
| Financial Obligation Summarized | F255 - Instructions to Closing Attorney | F255 - Instructions to Closing Attorney | F255 - Instructions to Closing Attorney | F255 - Instructions to Closing Attorney |