

RE: This day of \_\_\_\_\_ for Property located at 210 Pine Valley Dr, Athens, GA 30606 ("Property").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Seller and/or Seller's Broker, depending on who is paying the compensation to the Buyer's Broker, hereby confirms to Buyer's Broker the compensation for professional brokerage services ("Compensation") to which Buyer's Broker shall be entitled in the event the buyer with whom Buyer's Broker is working with or representing (and who will be identified in any offer made by such buyer through Buyer's Broker) contracts to purchase and closes on the Property. Such Compensation shall be paid to Buyer's Broker by the party identified below at the Closing of such transaction. The Agreement is contingent upon the offer to purchase that is made through the Buyer's Broker working with or representing the Buyer being delivered to Seller's Broker within \_\_\_\_\_ days of the above-referenced date. The offer of Compensation shall expire if no offer to purchase the property is made within this time frame and this Pre-Showing Compensation Agreement is not otherwise extended by agreement of the Buyer's Broker and the party or Broker paying the Compensation. While this is a compensation agreement between the Seller or Seller's Broker, as the case may be, and Buyer's Broker, this Pre-Showing Compensation Agreement shall only be enforceable if the offer to purchase the above-referenced property is signed by the same authorized representative of Buyer's Broker who signs this Pre-Showing Compensation Agreement.

1. Compensation Being Offered to Buyer's Broker.

A. The Compensation being offered to Buyer's Broker shall be paid to Buyer's Broker at the closing of the purchase and sale contract as follows: [Select one. The boxes not checked shall not be a part of this Agreement.]

- Checked: three percent (3%) of the purchase price;
Other options: \$ \_\_\_\_\_; \_\_\_\_\_ (other)

B. The above-referenced Compensation shall be paid by: [Select one. The boxes not checked shall not be a part of this Agreement.]

- Checked: Seller (in addition to the Compensation Seller is paying to Seller's Broker)
Other options: Seller's Broker (out of the Compensation Seller is paying to Seller's Broker); Seller and Seller's Broker as set forth in the "other" section above.

2. General.

- A. Neither Broker shall have a claim for Compensation against the other in the event a closing does not occur.
B. Buyer's Broker and all other parties and Brokers signing this Agreement shall have the right to rely on this offer of Compensation set forth herein as a binding offer that cannot be changed by Seller or Seller's Broker without the written permission of Buyer's Broker once the Property is shown by Buyer's Broker to the buyer with whom Buyer's Broker is working or representing during the term of this Agreement.
C. This Pre-Showing Compensation Agreement shall not modify or amend any separate agreement regarding Buyer's Broker's Compensation between Buyer's Broker and the buyer.
D. If Buyer's Broker has a previous agreement with Seller and/or Seller's Broker regarding Buyer's Broker's Compensation related to the purchase and sale of the Property, this Pre-Showing Compensation Agreement shall modify and amend such agreement.
E. Buyer's Broker and all other parties signing this Agreement shall have all remedies available at law or in equity in the event this Pre-Showing Agreement is breached.
F. The offer of Compensation made herein shall only apply if the offer to purchase the Property that is ultimately accepted by Seller is made through the Buyer's Broker.
G. If the Compensation being offered to Buyer's Broker is more than Buyer's Broker is permitted to accept, and the buyer does not consent to the additional Compensation being paid, then the offer of Compensation herein shall be reduced to the amount of Compensation Buyer's Broker is permitted to accept.
H. Any licensee signing this Agreement on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Pre-Compensation Agreement.
I. For the transaction involving the parties and Broker(s) herein, this Pre-Showing Compensation Agreement shall modify any previous compensation agreement entered into by the Seller and Seller's Broker - if they both sign this Agreement.

**SPECIAL STIPULATIONS:** The following Special Stipulations, if conflicting with any preceding paragraph or any exhibit or addendum hereto shall control:

Additional Special Stipulations (F246) are attached.

Buyer Broker \_\_\_\_\_

Buyer Broker's (or authorized representative's) Signature \_\_\_\_\_ Date \_\_\_\_\_

Broker's Phone# \_\_\_\_\_

Broker's FAX# \_\_\_\_\_

REALTOR® Membership \_\_\_\_\_

*Corcoran Classic Living*

Seller Broker *Corcoran Classic Living* \_\_\_\_\_

*Julie Moon* \_\_\_\_\_ *Jan 22, 2026*  
Seller Broker's (or authorized representative's) Signature Date

Broker's Phone# *706-559-4520*

Broker's FAX# *706-559-4522*

*Athens Area Realtor*

REALTOR® Membership \_\_\_\_\_

If Seller is paying Buyer's Broker Compensation referenced herein, Seller hereby signs this Agreement to confirm Seller's agreement to pay the Compensation to be made by Seller directly to the Buyer's Broker. SELLER DOES NOT NEED TO SIGN THIS AGREEMENT IF ALL COMPENSATION TO BE PAID HEREIN TO BUYER'S BROKER IS BEING PAID BY SELLER'S BROKER.

*Jenifer Rees* \_\_\_\_\_ *Jan 23, 2026*  
Seller's Signature Date

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Additional Signature Page (F267) is attached.



# BUYER'S BROKER COMPENSATION EXHIBIT

Exhibit " \_\_\_\_\_ "



CLASSIC LIVING

2026 Printing

(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: 210 Pine Valley Dr, Athens, GA 30606, Georgia ("Agreement").

For and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

**1. Compensation Being Offered to Buyer's Broker.** The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:

**A. Compensation Paid by Seller to Buyer's Broker:** The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:

- three percent (3 %) of the sales price;
- \$ \_\_\_\_\_;
- (other) \_\_\_\_\_;

**B. Compensation Shared by Seller's Broker with Buyer's Broker:** Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:

- \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the sales price;
- \$ \_\_\_\_\_;
- (other) \_\_\_\_\_;

**2. General.**

- A. Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
- B. Any licensee signing this Buyer's Broker Compensation Exhibit ("Compensation Exhibit") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Exhibit.
- C. Once this Compensation Exhibit is initialed, it cannot be further modified (even by special stipulation or a later amendment to this Exhibit) without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
- D. The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.

**SPECIAL STIPULATIONS:** The following Special Stipulations are made a part of this Agreement.

Additional Special Stipulations (F246) are attached.

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Date

Jan 23, 2026  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Broker's Initials

\_\_\_\_\_  
Seller's Broker's Initials

\_\_\_\_\_  
Date

Jan 22, 2026  
\_\_\_\_\_  
Date

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F259, Buyer's Broker Compensation Agreement Exhibit, 01/01/26