



## COMPENSATION AGREEMENT

**1. PARTIES AGREE:** In this legally binding Compensation Agreement, the

☒ LISTING BROKERAGE: BHHS John Brabham Real Estate, or  
☐ SELLER: \_\_\_\_\_, or  
☐ BUYER: \_\_\_\_\_

AGREES TO COMPENSATE THE BROKERAGE COMPANY \_\_\_\_\_  
for the purpose, property, terms, and compensation stated below.

**2. FOR PURPOSE/ACTIVITY:** ☒ BUYING ON BEHALF OF \_\_\_\_\_ (CLIENT/CUSTOMER NAME)

☐ LISTING ☐ LEASING/RENTING ☐ OTHER \_\_\_\_\_

**3. REGARDING PROPERTY:** \_\_\_\_\_

Address 704 Haile St Unit # \_\_\_\_\_

City Sumter State of South Carolina

Zip 29150 County of Sumter Lot \_\_\_\_\_

Block \_\_\_\_\_ Section/Phase \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map \_\_\_\_\_ Other \_\_\_\_\_

**4. TERMS:** This Compensation Agreement begins on \_\_\_\_\_ and ends at 11:59 p.m. local time on \_\_\_\_\_  
and does not create any agency relationships and expires 5 years after Effective Date if no termination date stated herein.


**5. COMPENSATION:** Shall be paid in U.S. Dollars according to the following terms: A compensation amount of 2.500 %  
of the gross sales price or \$ \_\_\_\_\_ or \_\_\_\_\_ % of another amount calculated by \_\_\_\_\_ or  
\_\_\_\_\_ % of the lease/rent payments ☐ total ☐ monthly ☐ other regarding the Property and will be due and payable at:

☒ The Closing of the Property  
☐ Assumption of the lease  
☐ As otherwise agreed: \_\_\_\_\_

**PAYMENT WOULD BE DUE IN THE EVENT OF DEFAULT BY THE COMPENSATING PARTY. COMPENSATION FOR THE PURPOSES/ACTIVITIES DESCRIBED ABOVE IS NOT SET BY LAW AND IS FULLY NEGOTIABLE BETWEEN THE PARTIES.**

**6. DISCLOSURE:** The parties agree that compensation being paid under this Agreement will be disclosed to all parties to the transaction that generate the compensation payment.

**PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS AGREEMENT** Parties acknowledge receiving, reading, reviewing, and understanding this Agreement. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from an attorney of their choice prior to signing. Effective date is the above stated date or latest date upon which all parties are aware of signatures and agreement.

 \_\_\_\_\_ Date: 11/8/25 Time: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_

REALTOR® is the registered collective membership mark which may be used only by those real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its strict professional Code of Ethics. The South Carolina Association of REALTORS® (SCR) owns copyright to the content of this form and expressly prohibits the display, distribution, duplication, transmission, alteration, or reproduction of any part of SCR copyright content as well as the use of the name "South Carolina Association of REALTORS®" in connection with any written or electronic format without the prior written consent of SCR. SCR makes no representation as to the legal adequacy of this form or the information added for a specific transaction and recommends that Parties consult a SC attorney prior to signing to ensure the completed form meets your legal need.

© 2024 South Carolina Association of REALTORS®. 8/2024  
FORM 120 PAGE 1 of 1