



## COMPENSATION AGREEMENT

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

☒ **LISTING BROKERAGE:** John M. Brabham Real Estate / BHHS, 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 1120 Floyd Unit # \_\_\_\_\_  
 City Sumter State of South Carolina  
 Zip 29154 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.

John M. Brabham Date: 05/21/25 Time: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

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 written consent of SCA. SCA 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.

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seamlessly connects the living, dining, and kitchen areas-perfect for entertaining or cozy nights. The kitchen features  
 and ample counter space. Step outside into your private yard and garden beds, mature landscaping, and a delightful surprise-wild blackberries  
 ready for summer picking. Whether you're hosting a barbecue, enjoying your morning coffee, or gardening in the sunshine, the outdoor space  
 is sure to become your favorite escape. Additional highlights include updated finishes throughout, plenty of natural light, and a layout that