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 #2109 03/25

BROKER COMPENSATION RIDER # 1

Initiated By: ☒ Seller or ☐ Buyer

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

If the terms of this Rider are not accepted as written or need to be revised, parties should sign a new Broker Compensation Rider attached to a Counteroffer or Amendment as appropriate.

PROPERTY: 426 Pasadena St. Louis MO 63119

BY AND BETWEEN: the undersigned Buyer, Seller and Selling Broker.

By receipt and review, Seller authorizes and agrees to pay compensation on this transaction to the Selling Broker in the amount of (check all that apply):

☐ $ ____________

☒ ____% of the purchase price 2.5%

Seller authorizes the closing agent to directly disburse this compensation to Selling Broker at Closing. This is in addition to any credit from Seller to Buyer at Closing.

Selling Broker and Buyer acknowledge that the total compensation received by Selling Broker for representing Buyer in the purchase of this property, including any compensation paid from Seller to Selling Broker, does not exceed the amount authorized in writing between Selling Broker and Buyer.

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 the total sale price and other consideration received by Owner (including, but not limited to, cash, Seller loans to Buyer and other real or personal property received) for the property, without reduction for Closing adjustments, points or other charges; 2) in the case of a 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, taxes and other charges which may be imposed on the tenant. If Owner executes a lease with an option contract or a lease/purchase contract, the lease compensation shall be due when the lease is executed, and the sale compensation (less any lease compensation already paid) shall be due when the title is conveyed to Buyer.

Seller and Buyer acknowledge and understand the Brokers involved in this transaction are acting pursuant to separate brokerage service agreements entered into with Buyer and Seller and any payment of compensation from Seller to Selling Broker shall not create any additional obligations, duties or relationships with or between any other party.

Seller and Buyer, by signing below, acknowledge that the compensation amounts authorized herein are the product of free and knowing negotiations.

____________		[signature]	5-28-25
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
____________		Mark Wright	
Buyer Printed Name		Seller Printed Name	
____________		____________	
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
____________		____________	
Buyer Printed Name		Seller Printed Name	

Selling Broker: BHHS Advantage Realtor
(Company Name)

By (Signature): [signature] 5-28-25
DATE

Printed Name: [illegible]