

PRE-SHOWING COMPENSATION AGREEMENT



2025 Printing

RE: This 26th day of _	February	, 2025	_ for Property located at _	3277	Pasadena Drive		
("Property").			_		Macon	Ga	31211

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 180 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.

٩.			suyer's Broker shall be p checked shall not be a p	aid to Buyer's Broker at the closing of part of this Agreement.]	the purchase and sale contract as
	X	Three	percent (3	%) of the purchase price;	
	□ \$				
					(other)
3.	The above-re	eferenced Compensatio	n shall be paid by: <i>[Sele</i>	ect one. The boxes not checked shal	not be a part of this Agreement.]
		-	sation Seller is paying t		, , ,
	Seller's B	roker (out of the Compe	ensation Seller is paying	to Seller's Broker)	
	☐ Seller and				

2. General.

A. Neither Broker shall have a claim for Compensation against the other in the event a closing does not occur.

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- **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.

ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO

THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
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F258, Pre-Showing Compensation Agreement, Page 1 of 2, 01/01/25

Essie Miller



IS INVOLVED AS A REAL

representative's) Signature Broker's Phone#	SPECIAL STIPULATIONS: The following shall control:	g Special Stipulations, i	f conflicting with any preceding paragraph or any e	xhibit or addendum heret		
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Seller Broker Seller Broker Seller Broker's (or authorized persentative's) Signature Date Seller Broker's (or authorized persentative's) Signature Seller Broker's (or authorized representative's) Signature Date Signature Date Signature Date Date Date Signature Date Date Signature Date Date Signature Date Date Signature Signature Date Signature Date Signature Date Signature Date Signature Date Signature Date Signature Signature Date Signature Signature Signature Date Signature Signa						
Seller Broker Seller Broker's (or authorized persentative's) Signature Date Seller Broker's (or authorized persentative's) Signature Date Seller Broker's (or authorized persentative's) Signature Broker's Phone# 478-333-5050 Date Seller Broker's FAX# Broker's FAX# MGAR MGAR						
Relier Williams Middle Georgia						
Seller Broker Seller Broker's (or authorized persentative's) Signature Date Seller Broker's (or authorized persentative's) Signature Date Seller Broker's (or authorized persentative's) Signature Broker's Phone# 478-333-5050 Date Seller Broker's FAX# Broker's FAX# MGAR MGAR						
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Seller Broker's (or authorized epresentative's) Signature Broker's Prone# Broker's Phone# Broker's Phone# Broker's Phone# Broker's Phone# Broker's FAX# Broker's FAX# MGAR REALTOR® Membership Feller is paying Buyer's Broker Compensation referenced herein, Seller hereby signs this Agreement to confirm Seller's agreement to be Compensation to be made by Seller directly to the Buyer's Broker, SELLER DOES NOT NEED TO SIGN THIS AGREEMENT IF / SOMPENSATION TO BE PAID HEREIN TO BUYER'S BROKER IS BEING PAID BY SELLER'S BROKER. Seller's Signature Rosetta Mathis for Estate of Evan Ates Date Additional Signature Page (F267) is attached.	☐ Additional Special Stipulations (F2	246) are attached.				
Seller Broker's (or authorized epresentative's) Signature Broker's Phone# Broker's Phone# Broker's Phone# Broker's FAX# Broker's FAX# MGAR REALTOR® Membership Feller is paying Buyer's Broker Compensation referenced herein, Seller hereby signs this Agreement to confirm Seller's agreement to be Compensation to be made by Seller directly to the Buyer's Broker, SELLER DOES NOT NEED TO SIGN THIS AGREEMENT IF / SOMPENSATION TO BE PAID HEREIN TO BUYER'S BROKER IS BEING PAID BY SELLER'S BROKER. Seller's Signature Rosetta Mathis for Estate of Evan Ates Additional Signature Page (F267) is attached.						
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representative's) Signature Essie Y Miller Broker's Phone# 478-333-5050 Broker's Phone# 478-333-5050 Broker's Phone# 478-333-5050 Broker's FAX#	Suyor Broker			02/25/2025		
Broker's FAX#	Buyer Broker's (or authorized representative's) Signature	Date	representative's) Signature	Date		
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□ Additional Signature Page (F267) is attached.	Rosetta Mathis for Estate of Evan Ates					
	Seller's Signature	Date				
	□ Additional Signature Page (F267) i	s attached				
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