

CO-BROKE AGREEMENT
The Community of Bishops Bay

The undersigned, **T. Wall Enterprises Mgt, LLC** (“Listing Broker”) agrees to pay to _____, (“Cooperating Broker”) upon successful closing of the purchase by _____ and _____, (Buyers Names) a commission of _____* of the net sale price (less discounts, if any) for Lot ____ of The Community of Bishops Bay, The Back Nine - Phase _____, in the City of Middleton, Dane County, Wisconsin.

The undersigned Broker understands and agrees that the above-described commission shall only become due upon the successful closing of the subject property by the above-named Buyer(s) with actual funds received on or before _____. (Date)

Listing Broker:

T. Wall Enterprises Mgt, LLC

By: _____, Date _____
Sandy Gamm

*7609 Elmwood Avenue, Suite 201, Middleton, WI 53562
Phone: 608-831-5500
Email: legal@twallenterprises.com*

Cooperating Broker:

By: _____, Date _____
(Name of Cooperating Broker), Broker

(Cooperating Broker License Number and State of Licensure)

_____, (Mailing Address)

_____, (Physical Address)

_____, (City, State, Zip)

_____, (Phone)

_____, (Fax)

_____, (Email)

**Guidelines: Half of the commission due to Listing Broker if the Cooperating Broker provides the lead, is present on the showing of the property, and actively assists in the closing; One percent (1%) of the commission due to Listing Broker if the Cooperating Broker solely provides the lead which results in the lead closing on the sale of the lot, but does not actively stay involved and close on the sale.*