



RIDER A – COMMISSION DISCLAIMER

RIDER ATTACHED TO AND MADE A PART OF A CERTAIN COOPERATIVE SELLING CONTRACT BY AND BETWEEN:

_____, SELLER,

and _____, BUYER,

DATED _____.

For the property commonly known as _____,

1. The parties hereto agree that the terms contained in this Rider contrary to the terms of the captioned Cooperative Selling Contract shall supersede said Cooperative Selling Contract.
2. If there is no closing due to a breach of a Real Estate Sale Contract or Articles of Agreement For Deed contract by Purchaser, then no commission shall be paid to Broker. If there is no closing for any other reason, then Seller agrees to pay such commission as may be due to Broker under this contract upon written demand to Seller by Broker. "Closing" shall be defined as the date of possession in transactions involving Articles of Agreement For Deed.

REAL ESTATE FIRM

SELLER

SALES REPRESENTATIVE

SELLER