



# RE-16B UNILATERAL OFFER OF COMPENSATION

AUGUST 2024  
EDITION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.  
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 DATE \_\_\_\_\_

2  
3 **1. PROPERTY:** this agreement pertains to the real property with the following address or legal description (hereafter referred to as the  
4 "Property"): \_\_\_\_\_

5  
6 **2. LISTING BROKERAGE:** \_\_\_\_\_

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8 **3. AGREEMENT TO PROVIDE COMPENSATION:** Listing Brokerage will pay any licensed Idaho brokerage, a cooperating compensation  
9 fee if brokerage (hereafter "Selling Brokerage") procures a purchaser or lessee ready, willing and able to purchase, transfer, exchange or  
10 lease the Property on the terms agreed to in writing by the seller.

11  
12 **4. AMOUNT OF COMPENSATION.** Listing Brokerage agrees to pay Selling Brokerage the following compensation:

- 13  \_\_\_\_\_% of the purchase price of the Property.
- 14
- 15  A flat fee of \$\_\_\_\_\_.
- 16
- 17  \_\_\_\_\_% of the gross rent for the initial term of the lease.
- 18
- 19  Other \_\_\_\_\_
- 20

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22 **5. THIS OFFER IS UNILATERAL** which means it can only be accepted through performance.

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24 **6. THIS OFFER IS PROPERTY SPECIFIC.** This offer applies only to the property referenced herein and to no other property; including but  
25 not limited to other properties listed by Listing Broker, past, present or future. Payment hereunder shall not create an expectation of similar  
26 future offers.

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28 **7. TERM AND IRREVOCABLE:** This offer shall remain open and will be irrevocable until Listing Brokerage's representation, compensation  
29 or marketing agreement with the owner of the Property expires or is amended.

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31 **8. DUTY TO ARBITRATE:** The offer stated herein is being made by a REALTOR® who, like all REALTOR® members, has agreed pursuant  
32 to Article 17 of the REALTOR® Code of Ethics to submit certain contractual and non-contractual disputes to mediation and binding arbitration,  
33 said agreement is reaffirmed herein. Acceptance, or making a claim for, the offer stated herein by any non-REALTOR® shall constitute an  
34 agreement to agree to likewise submit certain contractual and non-contractual disputes to mediation and binding arbitration in accordance  
35 with Article 17 of the REALTOR® Code of Ethics under the rules and procedures of the Idaho and National Association of REALTORS®,  
36 copies of which may be located at <https://www.nar.realtor/>.

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38 **9. OTHER TERMS AND CONDITIONS:** \_\_\_\_\_

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41 **10. AUTHORITY OF SIGNATORY:** If the Listing Brokerage is a corporation, partnership, limited liability company, or other legal entity, the  
42 person executing this agreement on its behalf warrants his or her authority to do so and to bind said party.

43  
44 **11. SIGNATURES:**

45 _____	_____
46 Listing Brokerage Name	Agent or Broker (on behalf of Brokerage) Signature
47 _____	_____
48 Brokerage Address	Brokerage Phone
49 _____	_____
50 Agent Phone	Agent Email
51 _____	_____
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