

# When do I use the F259 Broker Compensation Agreement?

YOU HAVE:	Buyer Broker Engagement Agreement	Buyer Broker Engagement Agreement	Buyer Broker Engagement Agreement	Buyer Broker Engagement Agreement
<b>YOU NEED:</b> <u><b>REMEMBER! AN OFFER OF COMPENSATION FROM A SELLER OR SELLER'S BROKER IS ONLY ENFORCEABLE IF IT IS IN WRITING AND SIGNED.</b></u>	F258 Pre-Showing Compensation Agreement	F258 Pre-Showing Compensation Agreement	F258 Pre-Showing Compensation Agreement	F258 Pre-Showing Compensation Agreement
<b>DID YOU GET A FULLY EXECUTED F258?</b>	YES	YES	NO	NO
<b>DID BUYER AND SELLER NEGOTIATE AND AGREE IN THE PURCHASE &amp; SALE AGREEMENT TO ADDITIONAL COMPENSATION PAID TO BUYER'S BROKER BY SELLER? [THAT WASN'T ALREADY OFFERED IN THE F258]</b>	NO	YES	NO	YES
<b>DO YOU NEED F259 BROKER COMPENSATION AGREEMENT?</b>	<b>NO</b>  THE F258 STANDS ALONE AS CONFIRMATION OF THE COMPENSATION PAID BY SELLER OR SELLER'S BROKER TO BUYER'S BROKER.	<b>YES</b>  THE F259 SHOULD NOW DISCLOSE ALL COMPENSATION PAID TO BUYER'S BROKER FROM EVERY SOURCE. SUPERSEDES F258.	<b>NO</b>  SELLER'S BROKER AND BUYER'S BROKER THEN SIMPLY DISCLOSE THE COMPENSATION PAID TO THEM DIRECTLY FROM THEIR CLIENTS IN BOX 1 AND 4 OF I.T.C.A.	<b>YES</b>  THE F259 SHOULD NOW DISCLOSE ALL COMPENSATION PAID TO BUYER'S BROKER FROM EVERY SOURCE.
<b>SHOULD YOU FILL OUT AN I.T.C.A.?</b>	YES	YES – PLEASE! (Not required, but helpful)	YES	YES – PLEASE! (Not required, but helpful)

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