



CHICAGO ASSOCIATION OF REALTORS®
TERMINATION NOTICE OF BUYER-BROKER REPRESENTATION AGREEMENT

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This contract is intended to be a binding Real Estate contract. This contract is not a government-specified form. The Brokerage and Buyer may negotiate any of the terms of this contract before signing. The amount and how Brokerage commissions are formulated are not set by law and are fully negotiable prior to execution of this contract.

1 This termination notice ("Termination Notice") is between _____ ("Brokerage") and
2 _____ ("Buyer"). Brokerage and Buyer entered into that certain (choose one)
3 [] [Exclusive] OR [] [Non-Exclusive] Buyer-Broker Representation Agreement on _____ ("Representation
4 Agreement").

5 DEFINED TERMS: All capitalized words and phrases not defined in this Termination Notice have the meanings set forth in the
6 Representation Agreement.

7 TERMINATION OF AGREEMENT: The Representation Agreement shall be terminated on _____ ("Termination Date")
8 under the following termination terms of the Representation Agreement: (Check one)

9 [] A. Termination by Mutual Agreement. The Parties agree that the Representation Agreement shall terminate on the
10 Termination Date set forth above and Buyer shall pay to Brokerage \$ _____ within 5 business days after
11 the Termination Date.

12 [] B. Notice of Termination by Buyer. [Brokerage signature optional.] The Representation Agreement shall terminate on
13 the Termination Date set forth above. Buyer is terminating the Representation Agreement for a reason other than a
14 Brokerage breach of the Representation Agreement. Buyer shall pay to Brokerage within 5 business days after the
15 Termination Date Brokerage's reasonable expenses to perform its duties under the Representation Agreement plus the
16 greater of (i) any amounts owed pursuant to the Compensation paragraph of the Representation Agreement or (ii) the
17 sum of \$ _____.

18 [] C. Notice of Termination by Brokerage. [Buyer signature optional.] The Representation Agreement shall terminate on
19 the Termination Date set forth above. (Check one)

20 [] 1. Brokerage is terminating the Representation Agreement for a reason other than a Buyer breach of the
21 Representation Agreement. Brokerage shall not be entitled to fees or reimbursement of Brokerage's costs
22 from Buyer.

23 [] 2. Brokerage is terminating the Representation Agreement because Buyer has breached the Representation
24 Agreement. Buyer shall pay to Brokerage Brokerage's reasonable expenses to perform its duties under the
25 Representation Agreement plus the amounts set forth in the Representation Agreement within 5 business
26 days after the Termination Date.

27 Except for termination in accordance with Section C.1 herein, in addition to any payments set forth above, if within 180 days
28 following the Termination Date, Buyer acquires (or enters into agreement to acquire) any property to which Buyer was introduced
29 by Buyer's Designated Agent, then Buyer agrees to pay Brokerage the Acquisition Commission set forth in the Compensation
30 paragraph of the Representation Agreement within 5 business days of entering into the agreement or closing, as each may be
31 applicable. The obligation to pay Brokerage as set forth herein shall survive termination of the Representation Agreement.

32 Buyer:
33 _____
34 Buyer (print)

35 _____
36 Buyer Signature Date

37 _____
38 Buyer (print)

39 _____
40 Buyer Signature Date

Brokerage:

Designated Managing Broker (print)

Designated Managing Broker Signature Date