



**CHICAGO ASSOCIATION OF REALTORS®
LANDLORD PAYMENT OF TENANT BROKERAGE
COMPENSATION AGREEMENT**

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This Contract is Intended to be a Binding Real Estate contract.



1 This Landlord Payment of Tenant Brokerage Compensation Agreement ("**Agreement**") is made by and between
2 _____ ("**Tenant**") and _____ ("**Landlord**")
3 for Tenant's lease of the property commonly known as _____ ("**Property**").

4 1. This Agreement is conditioned upon a fully executed lease between Tenant and Landlord for the Property.
5 2. Tenant and Landlord acknowledge and understand that the amount of commission and/or fees that they negotiated and agreed
6 to pay their respective real estate brokerages is determined by separate agreements. Tenant and Landlord further acknowledge and
7 agree that regardless of what is set forth in those separate agreements with their respective real estate brokerages, the terms of this
8 Agreement are fully negotiable prior to the execution of this Agreement.

9 3. Tenant has a tenant representation agreement with _____ ("**Tenant's Brokerage**")
10 that requires payment of compensation.

11 4. Landlord agrees to pay to Tenant's Brokerage: (**choose one**)
12 _____% of the (**choose one**) [gross monthly rent set forth in the lease] **OR** [gross annual rent set forth in the lease
13 over ____ years]; **OR**
14 a flat fee of \$ _____; **OR**
15 as agreed as follows: _____;

16 herein after referred to as "**Tenant Brokerage Compensation**". Landlord's payment of Tenant Brokerage Compensation to Tenant's
17 Brokerage represents a financial obligation and does not create an agency relationship between the Landlord and Tenant's Brokerage.

18 5. Landlord agrees to pay Tenant's Brokerage the Tenant Brokerage Compensation by: _____.

19 **Tenant(s) Signature:**

Landlord(s) Signature:

20 _____
21 Date

_____ Date

22 _____
23 Date

_____ Date