



## **COOPERATING BROKER AGREEMENT, REGISTRATION OF PROSPECTIVE PURCHASER AND CONFIDENTIALITY AGREEMENT**

Colliers International South Florida, LLC (Broker) has been retained as the Exclusive Listing Agent for the sale of **2725 NE 163<sup>rd</sup> Street, North Miami Beach, FL** (Property) by its Owner. The Owner (Seller) requests that all inquiries and communications with respect to the sale of the Property be directed to Colliers International South Florida, LLC.

By signing, below, Cooperating Broker (Co-Broker) acknowledges the following:

1. Co-Broker acknowledges that the Owner has engaged the services of Broker by entering into an exclusive Right of Sale Agreement, and that Broker is representing the Seller. Co-Broker acknowledges that it is representing the Prospective Purchaser (Purchaser), whose signature appears below, or is a Transaction Broker.
2. If Co-broker or Purchaser utilize any information, whether from Broker, Seller, or Lender, to purchase or acquire property, mortgage, note, joint venture, or any other interest, from other than Seller, Purchaser shall pay Broker a commission equal to the commission to be paid per the exclusive right to sell listing agreement with Seller.
3. Broker considers Purchaser as registered by Co-Broker only with Purchaser's signature below, or upon receipt of a letter from Purchaser stating such representation, or if Co-Broker presents and introduces Purchaser to Broker and presents the Property.
4. The registration shall be for an initial term of ninety (90) days, effective from date Purchaser signs below. If negotiations are still in progress at end of initial term, and Co-Broker remains actively involved in negotiations, then registration may be extended, only in writing and executed by Broker.
5. All Sales material furnished to Co-Broker will be kept confidential and shall remain the property of the Seller and Broker. Co-Broker shall not make any sales material available, or disclose the contents thereof, to any person other than the Purchaser whose signature appears below, without the consent of Broker.
6. All Sales material and Property information is to be used by Broker and Purchaser solely for the purpose of determining Purchaser's interest in the Property.
7. Owner is an intended 3<sup>rd</sup> party beneficiary of this agreement.
8. All previewing, showing and inspections of the Property must be arranged through, and approved by, Broker. Co-Broker of Purchaser shall not contact or disturb any of the tenants.
9. Co-Broker, or any related parties, agree not to directly contact the owners of the adjacent property located at: 2775 NE 163<sup>rd</sup> Street, North Miami Beach, Miami-Dade County, Florida, 33160, without first notifying Colliers of your intent or level of interest in this property.

AGREED AND ACCEPTED:  
CO-BROKER SIGNATURE:

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

For: \_\_\_\_\_  
(print name of company)

Date: \_\_\_\_\_

PROSPECTIVE PURCHASER SIGNATURE:  
(MUST be signed by Prospective Purchaser)

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

For: \_\_\_\_\_  
(print name of company)

Date: \_\_\_\_\_

COLLIERS INTERNATIONAL SOUTH FLORIDA LLC ACCEPTANCE:

Email Address: \_\_\_\_\_

\_\_\_\_\_  
Greg Laskody, Senior Vice President

\_\_\_\_\_  
Date

Phone Number: \_\_\_\_\_