

**SUNBELT HOTEL BROKERS, LLC**  
**Jere L. Allen Principal Broker**  
**6914 Autumn Oaks Drive Suite A**  
**Olive Branch, Ms 38654**  
**Office (901-759-1601) Fax (901-759-1102)**  
[www.sunbelthotels.com](http://www.sunbelthotels.com)

**CO-BROKERAGE, CONFIDENTIALITY, AND REGISTRATION AGREEMENT**

This agreement made and entered into this \_\_\_\_\_, by and between Sunbelt Hotel Brokers, LLC (hereinafter referred to as the Listing Broker) and \_\_\_\_\_ (hereinafter referred to a selling Broker, concerning the sale of the property more commonly known as: \_\_\_\_\_

\_\_\_\_\_  
Clients Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Company

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone/Fax

The parties agree hereto agree, as follows, to wit:

- 1. Listing Broker is the agent for the sale of Property.**
- 2. Selling agent is obligated to register the name of any prospect (s) with the listing Broker.**
- 3. Listing Brokers agreement with the Seller of the property provides for a total broker commission of \_\_\_\_\_ ( ) percent. No commission is payable unless, and until transaction closes. Any commission shall be paid pursuant to Purchase and Sale agreement.  
After deducting a twenty (20%) marketing fee to the listing broker, 50/50 commission on the \_\_\_\_\_( ) per cent commission.**
- 4. Selling Broker agrees information concerning Property has been or will be delivered,  
discussed, disclosed, divulged, or otherwise provided to him by Listing Broker for the single  
and sole purpose of Selling Broker providing such information to Prospect(s). Selling  
Broker agrees not to deliver, discuss, disclose, divulge, duplicate, reproduce, or share by any  
other manner or means, any information whatsoever regarding the property with any other  
Prospect(s) without the prior and express written permission of Listing Broker.**
- 5. Selling Broker must provide Listing Broker with sufficient documentation (Prospect profile, personal financial statements, etc.) that Prospect is qualified to purchase the property.**
- 6. It is further understood the above state commission will be paid to cooperating broker when and how the commission is received by Sunbelt**

**Hotel Brokers, LLC from seller. Cooperating broker agrees to represent the buyer in all parts of the transaction, will be in attendance with the buyer at all showings of the property, meetings with the seller, buyer due diligence activities and the day of escrow closing and change-over. In the event the cooperating broker is unable to perform all or part of these duties, the above stated commissions may be adjusted.**

**This agreement sets forth the entire agreement between the parties concerning the sale of the property.**

**SELLING BROKERS ACKNOWLEDGEMENT LISTING BROKERS ACKNOWLEDGEMENT:**

**By signature hereto, I acknowledge I have  
Read and agree to the above and foregoing  
Terms and conditions governing the relationship  
Between my firm and Sunbelt Hotel Brokers, LLC  
Effective the date above written.**

**Sunbelt Hotel Brokers, LLC agrees to the  
foregoing terms and conditions  
governing the relationship between  
Sunbelt Hotel Brokers, LLC and the  
Listing Broker and accepts registration  
Of Prospect(s) effective the date above-  
Written.**

**Brokers Signature \_\_\_\_\_  
State of License \_\_\_\_\_  
License # \_\_\_\_\_  
Phone# \_\_\_\_\_ Fax# \_\_\_\_\_  
Email \_\_\_\_\_**

**SUNBET HOTEL BROKERS, LLC  
By: \_\_\_\_\_  
Jere L. Allen-Managing Broker**