



A Limited Liability Company
107 West Fifth North Street
Summerville, SC 29483

REAL PROPERTY PROCUREMENT AGREEMENT

This agreement entered into this ___ day of the month of ___, 20__ by and between
PINNACLE ONE Real Estate (hereafter referred to as Broker) and ___
(hereafter referred to as a CLIENT OR CLIENTS).

In consideration of mutual promises and agreements hereinafter set forth the parties mutually agree as follows;

Client hereby engages BROKER as their sole and exclusive broker to obtain & market said property.
The project named ___ the following terms and conditions;

It is also understood, however, that in the event that the broker produces a commitment after the term of this agreement,
and the Client accepts it, this agreement is to be considered automatically extended by both parties to and including the
date of acceptance.

In consideration of Services, rendered, Client agrees to pay BROKER a procurement (Broker) fee of 10 % of the sales
price at the time of the closing or presentation of a commitment unless other arrangements are mutually agreed upon in
advance. The Client agrees to pay 1% non-refundable commitment fee upon acceptance of the project presented. The
remaining commission is due and payable according to the terms of this agreement.

The Clients agrees to give exclusive right to sell listing agreements on all real property within this project at a rate of
6% (six percent). Commissions earned through the sale of said property will be at the time of closing.

Client agrees that the " Commission " shall be earned on the date the commitment is issued and shall be payable to the
BROKER by certified check on the earlier to occur of the delivery of the Commitment to the Client or on the first date
set for closing, unless other arrangements are mutually agreed, that where feasible and not in conflict with this
document, the fee earned by the Broker, will be paid from proceeds at the time of closing.

This Contract shall be considered honored and terminated when all promises and agreements herein stated have been
fulfilled by all parties in good faith.

By their signatures below, the Buyer & the Broker agree to the terms & conditions of this agreement.

CLIENT SIGNATURE DATE

CLIENT SIGNATURE DATE

LICENSEE SIGNATURE DATE

BROKER SIGNATURE DATE