

Date: [Insert Date]

[Broker Name]  
[Agency Name]  
[Address]  
[City, State, Zip]

RE: Performance-Based Commission Agreement for [Property Address]

Dear [Broker Name],

This letter serves as an agreement regarding the commission structure for the sale of the property located at [Property Address]. In addition to the standard terms of our listing agreement, we agree to the following performance-based compensation schedule:

**1. Base Commission:**

The Broker shall receive a base commission of [Percentage]% of the final sale price if the property sells at or below [Target Price].

**2. Performance Incentive:**

Should the final sale price exceed [Target Price], the Broker shall receive an additional incentive calculated as follows:

[Insert Percentage]% of the amount exceeding the Target Price.

**3. Conditions for Incentive:**

To qualify for this performance-based incentive, the following conditions must be met:

- The sale must close on or before [Insert Date].
- The final contract must be [e.g., all cash / non-contingent / etc.].

**4. Payment:**

All commissions and incentives shall be earned and payable only upon the successful closing of title and receipt of funds by the Seller.

Please sign below to acknowledge your acceptance of these terms.

Sincerely,

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[Seller Name]

Agreed and Accepted by:

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[Broker Signature]  
[Date]