

**THIS AGREEMENT** made as of the    day of    ,    .

**BETWEEN:**

**IRENA BENDI** (the "Sales Representative") and \_\_\_\_\_ (the "Client")

The Client is a  Vendor  Purchaser of property.

**WHEREAS** the Client has agreed to retain the Sales Representative for the purpose of facilitating the Client's sale or purchase of real property;

**AND WHEREAS** the Sales Representative has agreed to provide the Client a credit no greater than FIVE THOUSAND (\$5,000) DOLLARS (the "Credit") toward EITHER expenses for the purpose of making one or more alterations, improvements, adjustments, renovations to or towards real property OR the purchase price of the real property as listed under an Agreement for Purchase and Sale for the same real property;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of retaining the Sales Representative as such and the Credit, the parties hereto promise, covenant, and agree with each other to fulfil the agreement as follows:

Client as Vendor

- 1.1 If the Client is a Vendor of real property, the Client agrees to retain the services of Irena Bendi on the terms of the Listing Agreement between the Sales Representative and the Client
- 1.2 If the Client has not, pursuant to the Listing Agreement between the Client and the Sales Representative, sold real property towards which the Credit or part of the Credit has been applied, the Client must make a cheque payable to Irena Bendi for the amount of the Credit extended by the Sales Representative.

Client as Purchaser

- 2 If the Client is a Purchaser of real property, the Client agrees to retain the services of Irena Bendi pursuant to the Buyer Representation Agreement between the Client and the Sales Representative.

Miscellaneous

- 3 This shall be binding upon the Client and Sales Representative exclusively. No brokerage firm assumes any liability arising from this Agreement or otherwise.
- 4 The Client is not required to employ the Sales Representative's service providers for the purpose of making alterations, improvements, adjustments, or renovations.

\_\_\_\_\_  
Irena Bendi

\_\_\_\_\_  
The Client