



DISCLOSURE OF SELLER-PAID CONCESSIONS (Idaho)

NOTE FOR BUYER BROKERS AND AGENTS:

Though Idaho REALTORS® has made several forms available for its members' use with regard to Offers of Compensation for Buyer Brokers/Agents (namely, the RE-16B and RE-16C), it is the position of Coldwell Banker Tomlinson that such forms may not be appropriate for the fullest protection of its clients, customers, and agents.

Alternatively, this DISCLOSURE OF SELLER-PAID CONCESSIONS is being provided to Buyer Brokers/Agents upon request in order to signal and communicate our Seller client's willingness to include these Seller-Paid Concessions with an acceptable offer from a Buyer. Any Seller-Paid Concessions indicated herein are subject to being incorporated within a Purchase and Sale Agreement between Buyer and Seller.

The following disclosure pertains to the listing agreement dated _____ between _____ (Listing Agent), Coldwell Banker Tomlinson (Broker), and _____ (Seller), pertaining to the real property located at _____ (Property).

For purposes of this disclosure form, Concession(s) shall mean a credit paid by Seller to a buyer in a Purchase and Sale Agreement. Concessions may include but are not limited to repairs, upgrades to the property, buyer's closing costs, and/or buyer brokerage firm compensation. The actual amount of Seller-Paid Concessions is subject to negotiation between a buyer and Seller, and must be agreed to in writing in a Purchase and Sale Agreement. In the event of a discrepancy between the amount of Concessions stated on this form and the Purchase and Sale Agreement, the terms in the Purchase and Sale Agreement shall control. Broker commissions and Seller-Paid Concessions are not set by law and are fully negotiable.

(Seller to initial choice(s) below.)

1. No intent to offer or pay concessions. If initialed here, Seller does NOT authorize Broker and Listing Agent to indicate any willingness to offer or pay for concessions to prospective buyers and buyer brokers. Seller acknowledges prospective buyers may still submit offers to purchase the Property that include a request for Seller-Paid Concessions.

2. Authorization to disclose. If initialed here, Seller authorizes Broker and Listing Agent to indicate an interest in and willingness to offer Seller-Paid Concessions to prospective buyers.

a. No specific amount to disclose. Seller authorizes Broker and Listing Agent to disclose only Seller's invitation to include Seller-Paid Concessions in a buyer's offer with no specific amount denoted.

b. Specific amount to disclose. Seller authorizes Broker and Listing Agent to disclose Seller's intent to pay up to % or \$ in Seller-Paid Concessions to prospective buyers.

3. Communication and advertising. If agreed in section 2, Seller authorizes Broker and Listing Agent to disclose Concessions to prospective buyers and/or buyer's agents as follows:

- a. Conversational messaging (e.g. phone, text, conversational email).
b. Printed materials (e.g. fliers, brochures, pamphlets).
c. Signage (e.g. sign, sign rider)
d. Digital advertising and marketing (e.g. Firm website, agent website, social media, email marketing)
e. Other

Seller

Date

Seller

Date