

# INSTRUCTIONS TO CLOSING ATTORNEY



2024 Printing

RE: Purchase and Sale Agreement between \_\_\_\_\_ (“Buyer”) and  
**Micahel Bush and Christy Bush** (“Seller”) dated \_\_\_\_\_  
for Property located at **403 Gazelle Ln Pooler GA 31322**

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Buyer’s Broker and Seller’s Broker hereby confirm the compensation for professional brokerage services (“Compensation”) to which they will be entitled upon the Closing of the above-referenced transaction and direct the Closing Attorney to pay these amounts at Closing from the sales proceeds.

1. **Compensation Paid by Seller to Seller’s Broker.** The Compensation paid by Seller to Seller’s Broker in this transaction shall be as set forth below:  
\_\_\_\_\_ 6 \_\_\_\_\_ % of the purchase price;  
\$ \_\_\_\_\_;  
\_\_\_\_\_ (other)

2. **Compensation Shared by Seller’s Broker with Buyer’s Broker.** Such Compensation is a portion of the Compensation paid by Seller to Seller’s Broker above. The Compensation paid by Seller’s Broker to Buyer’s Broker in this transaction shall be as set forth below:  
\_\_\_\_\_ 2.4 \_\_\_\_\_ % of the purchase price;  
\$ \_\_\_\_\_;  
If the listing agent or brokerage presents the property to buyer outside of open houses, the buyer’s agent’s commission is reduced by 0.5%. \_\_\_\_\_ (other)

3. **Compensation Paid by Seller to Buyer’s Broker.** The Compensation to be paid by the Seller to Buyer’s Broker in this transaction shall be as set forth below:  
\_\_\_\_\_ % of the purchase price;  
\$ \_\_\_\_\_;  
\_\_\_\_\_ (other)

4. **Compensation Paid by Buyer to Buyer’s Broker.** The Compensation paid by Buyer to Buyer’s Broker in this transaction shall be as set forth below:  
\_\_\_\_\_ % of the purchase price;  
\$ \_\_\_\_\_;  
\_\_\_\_\_ (other)

5. **General Provisions Applicable to This Agreement.**
- A. Neither Broker shall have a claim for Compensation against the other Broker in the event the Closing does not occur.
  - B. The Closing Attorney is directed to show the above-referenced Compensation on the settlement statement and to collect the same as pre-condition to the parties closing on the purchase and sale of real property, so long as the same is permitted by the Buyer’s mortgage lender, if any.
  - C. For purposes herein, the use of the term “Broker” shall include Broker’s affiliated licensees.
  - D. If a licensee sign this Instructions to Closing Attorney form on behalf of a Broker, such licensee warrants that they have the authority to sign on behalf of and bind their Broker.

**6. Further Directions to Closing Attorney.**

The Seller's Broker and the Buyer's Broker hereby direct the Closing Attorney to disclose on the settlement statement for the above-referenced transaction the following referral fees and rebates they have or will be paid in said transaction.

**A. Seller's Broker.** Amount of Fees and/or Rebates being paid by Seller's Broker.

- \_\_\_\_\_ % of the purchase price;  
\$ \_\_\_\_\_;  
\_\_\_\_\_ (other)
- Person or Entity to Whom Fees and/or Rebates are being Paid: \_\_\_\_\_  
\_\_\_\_\_

**B. Buyer's Broker.** Amount of Fees and/or Rebates being paid by Buyer's Broker.

- \_\_\_\_\_ % of the purchase price;  
\$ \_\_\_\_\_;  
\_\_\_\_\_ (other)
- Person or Entity to Whom Fees and/or Rebates are being Paid: \_\_\_\_\_  
\_\_\_\_\_

**SPECIAL STIPULATIONS:** The following Special Stipulations, if conflicting with any preceding paragraph or any exhibit or addendum hereto shall control:

Additional Special Stipulations (F246) are attached.

\_\_\_\_\_  
Buyer Brokerage Firm

**ERA Foster and Bond**  
\_\_\_\_\_  
Seller Brokerage Firm

\_\_\_\_\_  
Broker/Affiliated Licensee Signature      Date

Matthew Walker      Aug 15, 2024  
\_\_\_\_\_  
Broker/Affiliated Licensee Signature      Date

\_\_\_\_\_  
Broker's Phone#

\_\_\_\_\_  
Broker's Phone# 404-874-9094

\_\_\_\_\_  
Broker's FAX#

\_\_\_\_\_  
Broker's FAX#

\_\_\_\_\_  
REALTOR® Membership

\_\_\_\_\_  
SAR, GAMLS  
REALTOR® Membership

If Seller is paying Buyer's Broker's Compensation referenced herein, Seller hereby signs this Agreement to reflect Seller's consent to payment of Compensation to be made by Seller.

\_\_\_\_\_  
Seller's Signature      Date

\_\_\_\_\_  
Seller's Signature      Date

Additional Signature Page (F267) is attached.