



RE-12 COMPENSATION AGREEMENT WITH SELLER

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1. Seller Name(s) American West Bank

2. Whereas the undersigned parties to this agreement are entering into a mutual effort to effect a sale and/or lease of the following described property:

Address: 8888 N. Prescott Dr. Hayden, ID 83835

Legal Description: Honeysuckle Grove, Lt 1 Blk 1 2251N04W

and, whereas the undersigned parties desire to enter into this formal agreement expressing their agreement as to the payment/receipt of any real estate commission resulting from the sale and/or lease of the above described property. This is not a broker representation agreement. This is an agreement for compensation for services to a "customer" as that term is defined by Idaho law. A buyer or seller is not represented by a brokerage in a regulated real estate transaction unless the buyer or seller and the brokerage agree in a separate written document, to such representation. No type of agency representation may be assumed by a brokerage, buyer or seller or created orally or by implication.

3. AGENCY DISCLOSURE CONFIRMATION: The SELLER has received, has read, and understands the AGENCY DISCLOSURE BROCHURE prepared by the Idaho Real Estate Commission.

4. TERM OF AGREEMENT: The term of this Agreement shall commence on 03/30/09 and shall expire at 11:59 p.m. on 09/30/09 unless renewed, extended, or unless negotiations are still in progress for the sale and/or lease of the above described property. This agreement shall remain in effect until the continuing negotiations result in a sale and/or negotiations could reasonably be held as terminated.

5. BROKERAGE FEE:

(a) Renice Sandler Real Estate Broker shall receive a total brokerage fee of ☒ 6 % of the gross selling price or ☐ \$ _____ dollars. The fee shall be paid at closing unless otherwise designated by the Broker in writing.

(b) Additional terms n/a

(c) The closing agent for this transaction is hereby authorized to pay the above mentioned compensation at closing.

6. EFFECTIVE DATE: Agreed to this 30th day of March/2009

7. GENERAL PROVISIONS: In the event either party shall initiate any suit or action or appeal on any matter relating to this Agreement the defaulting party shall pay the prevailing party all damages and expenses resulting from the default, including all reasonable attorneys' fees and all court costs and other expenses incurred by the prevailing party. This Agreement is made in accordance with and shall be interpreted and governed by the laws of the State of Idaho. All rights and obligations of the parties hereunder shall be binding upon and inure to the benefit of their heirs, personal representatives, successors and assigns.

8. TIME IS OF THE ESSENCE IN THIS AGREEMENT.

9. REAL ESTATE BROKERAGE: Renice Sandler Real Estate

Sales Associate	Date	Time	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.
Broker	<u>3/30/09</u>	Time	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.
Seller <i>[Signature]</i>	<u>3/30/09</u>	<u>3:18 P.M.</u>	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.
Seller	Date	Time	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.

**Coeur d'Alene Multiple Listing Service
Vacant Land Data Form - Main Listing Fields**

VL=Vacant Lot, A1=1-10 Acres, A2=10+ Acres, CL=Commercial Land,
W1=Waterfront Land, W2=Secondary Waterfront Land, LB=Land w/Building

Address Information

House # St Dir Street Name 8888 N. Prescott Dr. St Type Unit # City Hayden State ID Zip Code 83835 County Kootenai

Contract Information

Area 03 Grid # 119 Begin Date 03/30/09 Expire Date 09/20/09 List Price 110,000
Non-Agent Fee: 3 Buyer-Broker Fee: 3 Variable Rate Commission ☐ Yes ☒ No

Type of Contract - select one:

- ☒ Exclusive Right to Sell, Full Service
- ☐ Exclusive Right to Sell, Limited Service
- ☐ Exclusive Agency, Full Service
- ☐ Exclusive Agency, Limited Service

Office Ad#

General Property Description

<p>Lot Type 1:</p> <p><input type="radio"/> Duplex/Multi-family <input type="radio"/> Golf Course <input type="radio"/> Mobile Home Lot <input type="radio"/> PUD <input type="radio"/> Common Ground <input checked="" type="radio"/> Residential <input type="radio"/> Commercial <input type="radio"/> Agricultural <input type="radio"/> Recreation</p> <p>Lot Type 2:</p> <p><input type="radio"/> Community Waterfront <input type="radio"/> Creek <input type="radio"/> Lakefront <input type="radio"/> Pond <input type="radio"/> Riverfront <input type="radio"/> Secondary Waterfront <input type="radio"/> Wetlands <input type="radio"/> Lake/River View Lake/River Name <u> </u></p> <p>Lot Dimensions: <u>131 x 134</u> Lot Acreage: <u>.405</u></p>	<p>For Book Section LB only:</p> <p>Bldg Total Sq Ft (approx) <u> </u></p> <p>Building Type:</p> <p><input type="radio"/> Shop <input type="radio"/> Garage <input type="radio"/> Storage <input type="radio"/> 1 Story <input type="radio"/> 2 Story <input type="radio"/> Barn <input type="radio"/> Other</p>
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Legal & Taxes

<p>Legal Description: <u>Honeysuckle Grove, Lt 1 Blk 1 2251N04W</u></p> <p>Tax Bill/Serial# <u>302023</u> Tax Parcel# <u>HJ3500010010</u> School District <u>271</u> Zoning <u>R12</u> Directions: <u>N. on Ramsey to Honeysuckle, left to Prescott, on NW corner.</u></p>	<p>Taxes: <u>406.9</u> Yr/Taxes: <u>2008</u> Taxes Reflect: up to 2 <input checked="" type="radio"/> No Exmp <input type="radio"/> SolidWasteFee <input type="radio"/> HO Exmp <input type="radio"/> Ag Ex <input type="radio"/> Timber Ex <input type="radio"/> Circuit Breaker <input type="radio"/> Lot Only <input type="radio"/> Estimate <input type="radio"/> Pers Prop <input type="radio"/> Real Prop <input type="radio"/> Larger Parcel</p>
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Public Remarks: Large building lot in new 10 lot subdivision in north Hayden. Open, south facing lot with all services and covenants in place and ready for you to build your dream home.

Private Remarks:

- Seller(s) have read the foregoing listing form & accompanying Details Input Form and agrees to hold the Coeur d'Alene Association of REALTORS®, Inc., and the Coeur d'Alene Multiple Listing Service, Inc. harmless from any and all claims and/or liability for damages arising from incorrect or undisclosed information provided by the Seller(s) to the Broker(s). Seller(s) agree(s) to indemnify the above individuals and organizations from any and all costs and/or liability, including attorney's fees in defending any such action, in regards to the information provided by Seller(s) concerning the subject property.
- Execution of this data form & accompanying Details Input Form confirms that the undersigned seller(s) have executed concurrently a listing agreement as identified above with the undersigned REALTOR®. Seller(s) grant consent to inclusion of the information thereon into the Coeur d'Alene Multiple Listing Service, Inc. database for dissemination to MLS participants/subscribers and to advertising in an electronic advertising medium. Seller(s) understand that the information provided thereon may be included in statistical data which is made available to MLS participants/subscribers for use in market analyses or valuations.

Seller Signature *Hanner* Date 3/30/09
 Seller Signature Date
 Agent Signature Date 3/30/09

Please Print

List Agent Name Renice Sandler
 Co-List Agent Name
 Office Renice Sandler Real Estate

Vacant Land Detail Input Form

Property Address: 8888 N. Prescott Dr. Hayden, ID 83835

<p>View: at least 1 req'd</p> <p><input checked="" type="radio"/> Territorial <input type="radio"/> Lake <input checked="" type="radio"/> Mountain <input type="radio"/> River <input type="radio"/> None</p> <p>Lot Features: at least 1 req'd</p> <p><input checked="" type="radio"/> Corner Lot <input type="radio"/> Irregular <input type="radio"/> Level <input type="radio"/> Open <input type="radio"/> Sloping <input checked="" type="radio"/> Southern Exposure <input type="radio"/> Steep <input type="radio"/> Wooded <input type="radio"/> Gated Community</p> <p>Exterior Amenities:</p> <p><input type="radio"/> RV parking <input type="radio"/> Curbs <input type="radio"/> Sidewalks <input type="radio"/> Pasture <input type="radio"/> Fruit Trees <input type="radio"/> Dock/Boat Slip <input type="radio"/> See Remarks</p> <p>Buildings:</p> <p><input type="radio"/> Barn <input type="radio"/> Shop <input type="radio"/> Storage <input type="radio"/> Storage Unit <input type="radio"/> Greenhouse <input type="radio"/> Garage <input type="radio"/> Carport <input type="radio"/> Boathouse</p> <p>Fence:</p> <p><input type="radio"/> All <input type="radio"/> Partly Fenced <input type="radio"/> None <input type="radio"/> Corral <input type="radio"/> Cross Fenced <input type="radio"/> See Remarks</p>	<p>Road: at least 1 req'd</p> <p><input checked="" type="radio"/> Paved <input type="radio"/> Gravel <input type="radio"/> Dirt <input type="radio"/> Public Maintained <input type="radio"/> Private Maintained <input type="radio"/> Load Limits <input type="radio"/> None, See Remarks</p> <p>Water: at least 1 req'd</p> <p><input checked="" type="radio"/> City <input type="radio"/> Community System <input type="radio"/> Community Well <input type="radio"/> Creek <input type="radio"/> Lake <input type="radio"/> Private System <input type="radio"/> Private Well <input type="radio"/> GPM _____ <input type="radio"/> Spring <input type="radio"/> Transfer Fee <input type="radio"/> None <input type="radio"/> See Remarks</p> <p>Sewer: at least 1 req'd</p> <p><input type="radio"/> Cesspool <input checked="" type="radio"/> City Sewer <input type="radio"/> Community System <input type="radio"/> HU/CAP Fee Due <input type="radio"/> Septic System <input type="radio"/> Perc Tested <input type="radio"/> Lift Station <input type="radio"/> None <input type="radio"/> See Remarks</p> <p>Timber:</p> <p><input type="radio"/> All <input type="radio"/> Part <input type="radio"/> None <input type="radio"/> See Remarks</p> <p>Natural Gas: at least 1 req'd</p> <p><input type="radio"/> In <input checked="" type="radio"/> Available <input type="radio"/> Not Available</p> <p>Electricity: at least 1 req'd</p> <p><input type="radio"/> In <input checked="" type="radio"/> Available <input type="radio"/> Not Available</p>	<p>Telephone:</p> <p><input type="radio"/> In <input checked="" type="radio"/> Available <input type="radio"/> Not Available</p> <p>Railroad:</p> <p><input type="radio"/> In <input type="radio"/> Available <input type="radio"/> Not Available</p> <p>Flood Zone: at least 1 req'd</p> <p><input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown</p> <p>Aircraft Flight Zone: at least 1 req'd</p> <p><input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown</p> <p>Fire Protection Dist: at least 1 req'd</p> <p><input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown</p> <p>Terms Considered: at least 1 req'd</p> <p><input checked="" type="radio"/> Cash <input type="radio"/> Assume <input checked="" type="radio"/> Seller financing <input type="radio"/> Conventional <input type="radio"/> Trade <input type="radio"/> Lease Option <input type="radio"/> Subordinate <input type="radio"/> See Remarks</p> <p>Showing Instructions: at least 1 req'd</p> <p><input type="radio"/> Call Listing Office <input type="radio"/> Call Owner <input type="radio"/> Appointment Only <input type="radio"/> List Agent Present <input type="radio"/> Key at List Office <input type="radio"/> Lock Box <input type="radio"/> Gate <input type="radio"/> Sign <input type="radio"/> Beware of Animals <input type="radio"/> Time Restrictions <input type="radio"/> See Remarks</p>
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<p>Property Subject to:</p> <p>CC&R's <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HO Association: <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: Fee Amount? _____ Payable <input type="checkbox"/> Mo <input type="checkbox"/> Yr <input type="checkbox"/> Qtr</p> <p><input type="checkbox"/> Setup/Transfer Fee? Gov Doc on File to Review? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Non-Mtg. Lien: <input type="checkbox"/> Yes <input type="checkbox"/> No For _____ Balance _____</p> <p>LID: <input type="checkbox"/> Yes <input type="checkbox"/> No For _____ Balance _____</p> <p>Other: _____</p>	<p>SEC # 22</p> <p>TWN # 51N</p> <p>RNG # 4W</p>
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Personal property Included: _____

Personal property Excluded: _____

Seller Hamm Date 7-30-09 Seller _____ Date _____

Agent Name Renice Sandler Vacant Land Data Form Pg 2 of 2