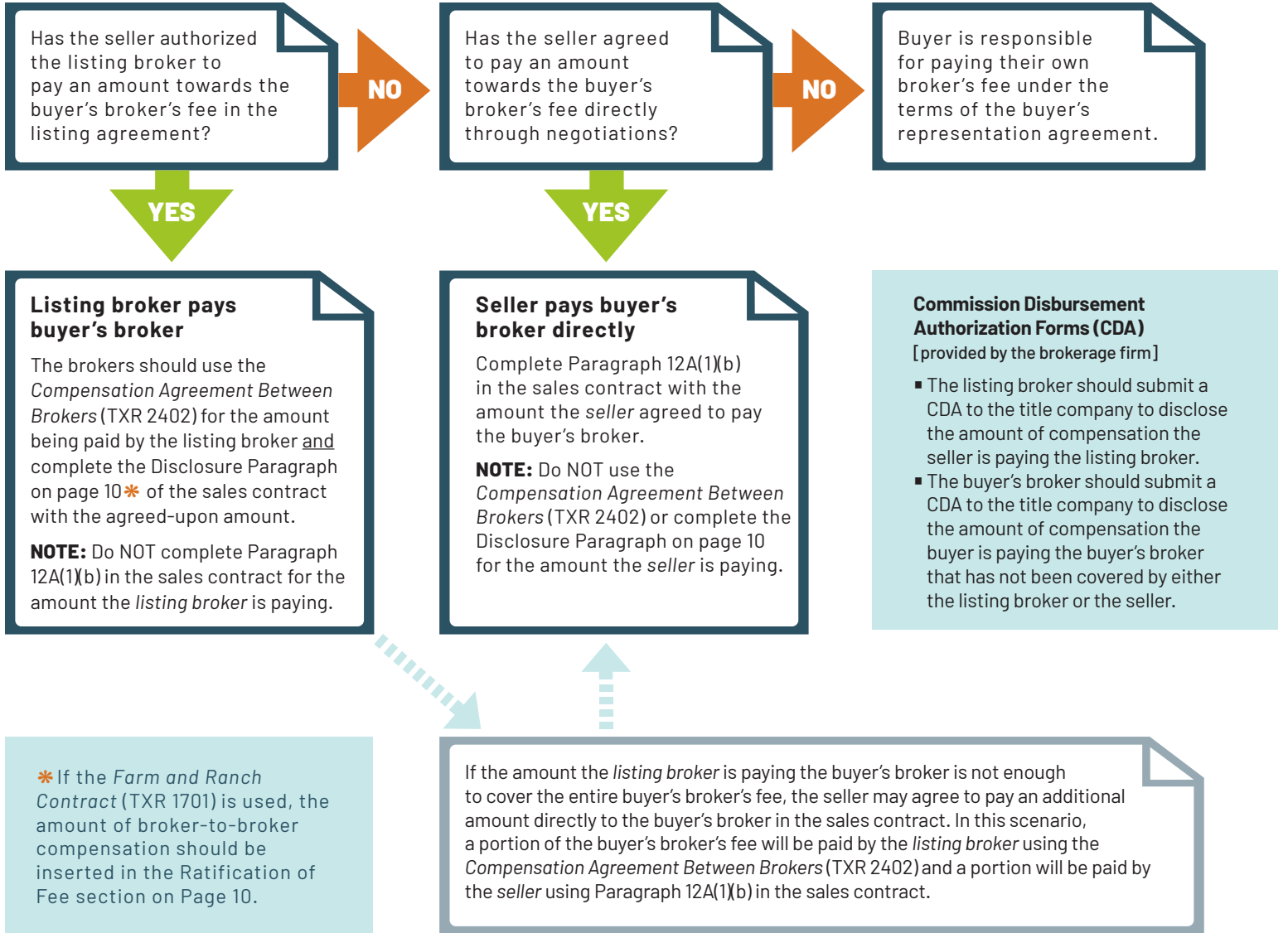


Flowchart for Using Paragraph 12 and Compensation Agreement Between Brokers (TXR 2402)



PARAGRAPH 12A[1][b]

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Seller shall pay the following expenses (Seller's Expenses):

(a) releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; brokerage fees that Seller has agreed to pay; and other expenses payable by Seller under this contract;

(b) the following amount to be applied to brokerage fees that Buyer has agreed to pay: \$ _____ or _____% of the Sales Price. (check one box only); and

(c) an amount not to exceed \$ _____ to be applied to other Buyer's Expenses.

DISCLOSURE PARAGRAPH

Disclosure: Pursuant to a previous, separate agreement, Listing Broker has agreed to pay Other Broker a fee (\$ _____ or _____% of the Sales Price). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

This flowchart applies to Paragraph 12 in the following sales contracts:

- One to Four Family Residential Contract (Resale)(TXR 1601)
- New Home Contract (Incomplete Construction)(TXR 1603)
- New Home Contract (Completed Construction)(TXR 1604)
- Residential Condominium Contract (TXR 1605)
- New Residential Condominium Contract (Complete Construction)(TXR 1608)
- New Residential Condominium Contract (Incomplete Construction)(TXR 1609)
- Farm and Ranch Contract (TXR 1701)