

# CDA Example 1

Michael McGillicuddy is handling the sale of 215 La Clede Court and is collecting a 3% commission on a \$415,000 sale. The seller & buyer are individuals as listed in their respective sections of the CDA. It's a very straightforward transaction and there are no other parties collecting any portion of his commission. He takes his commission as a check to him personally as listed in the "Payment To" line and does not pass it through a corporate entity of any kind.

\$415,000 x 0.03 = \$12,450 Net Commission



## THE POLARIS GROUP LLP

7710 North Union Blvd, Suite 100K  
Colorado Springs, CO 80920

### Commission Disbursement Authorization

Date: 08/13/84  
mm/dd/yyyy

#### Instructions

#### FORM INSTRUCTIONS

Please release commission to the agent at closing, less any deductions as indicated below. If a wire transfer is selected, please contact broker for wiring instructions.

These instructions are not to be changed without the consent of Michael Sepulveda. If you have any questions regarding commission changes please email michael@thepolarisgroup.net or call (808) 859-0593.

**Broker Name:** Michael McGillicuddy

**Title Co:** 1st American Title      **Property Address:** 215 La Clede Ct  
**Attn:** Megan Ramsey      Colorado Springs, CO 80905

**Closing Date:** 08/22/1984      **Sale Price:** \$ 415,000.00  
mm/dd/yyyy

**Seller 1:** Jeff Miller      **Buyer 1:** Jenn Pruitt  
**Seller 2:** \_\_\_\_\_      **Buyer 2:** \_\_\_\_\_

**Additional Sellers:** \_\_\_\_\_  
**Additional Buyers:** \_\_\_\_\_

You are hereby instructed to pay a real estate commission at the close of escrow as follows:

Payment To	Type	Amount
<u>Michael McGillicuddy</u>	<input type="checkbox"/> Wire Transfer <input checked="" type="checkbox"/> Check	<u>\$ 12,450.00</u>
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
	<b>Total</b>	<b>\$ 12,450.00</b>

We request you provide the following in addition to commission payments upon Close of Escrow

- 1. Copy of Final Settlement Statement
- 2. Amendments/Assignments

If any disbursements are to be wired, please contact broker for wiring instructions.

Signature: John D Public  
Authorized Signatory

Date: 08/13/84  
mm/dd/yyyy

# CDA Example 2

Mona Monahan is handling the sale of 411 East Brookside Street and is collecting a 3% commission on a \$385,000 sale. The sellers & buyer are individuals as listed in their respective sections of the CDA. Because the sellers are father and son, it is specified that they are Jr & Sr. It's also a straightforward transaction and Mona does not charge transaction fees. The only thing coming out of her commission is the \$300 to her transaction coordinator and that is a line item in the CDA. The bottom line totals up to her gross commission. Like Mr. McGillicuddy in example 1, she collects her commission personally as listed on the "Payment To" line and does not pass it through a corporate entity of any kind, but she does elect to take it as a wire transfer.

\$385,000 x 0.03 = \$11,550 Gross Commission

\$11,550 - \$300 = \$11,250 Net commission after TC Fee Payout



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mm/dd/yyyy

#### Instructions

#### FORM INSTRUCTIONS

Please release commission to the agent at closing, less any deductions as indicated below. If a wire transfer is selected, please contact broker for wiring instructions.

These instructions are not to be changed without the consent of Michael Sepulveda. If you have any questions regarding commission changes please email [michael@thepolarisgroup.net](mailto:michael@thepolarisgroup.net) or call (808) 859-0593.

**Broker Name:** Mona Monahan

**Title Co:** Just Another Title Place

**Property Address:** 411 East Brookside St

**Attn:** Hause Handler

Colorado Springs, CO 80906

**Closing Date:** 08/22/1984  
mm/dd/yyyy

**Sale Price:** \$ 385,000.00

**Seller 1:** José Martinez, Sr.

**Buyer 1:** Lindsey Smith

**Seller 2:** José Martinez, Jr.

**Buyer 2:** \_\_\_\_\_

**Additional Sellers:** \_\_\_\_\_

**Additional Buyers:** \_\_\_\_\_

You are hereby instructed to pay a real estate commission at the close of escrow as follows:

Payment To	Type	Amount
<u>Mona Monahan</u>	<input checked="" type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	<u>\$ 11,250.00</u>
<u>Just Another Transaction Coordinator, LLC</u>	<input type="checkbox"/> Wire Transfer <input checked="" type="checkbox"/> Check	<u>\$ 300.00</u>
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
	<b>Total</b>	<b><u>\$ 11,550.00</u></b>

We request you provide the following in addition to commission payments upon Close of Escrow

1. Copy of Final Settlement Statement
2. Amendments/Assignments

If any disbursements are to be wired, please contact broker for wiring instructions.

**Signature:** \_\_\_\_\_

*John D Public*

**Authorized Signatory**

**Date:** 08/13/84  
mm/dd/yyyy

# CDA Example 3

Daniel McDaniel is handling the sale of 1316 La Paloma Way and is collecting a 2.5% commission on a \$725,000 sale. The seller is an entity, and the buyers are individuals, as listed in their respective sections of the CDA. It's a more divided transaction and there are other parties collecting a portion of his commission though he still does not charge a transaction fee. He will pay a transaction coordinator and will be paying a 25% referral fee as well. He does not take his commission personally and instead passes it through his corporate entity; this is what is listed on the "Payment To" line, and he takes it as wire transfer.

$\$725,000 \times 0.025 = \$18,125$  Gross Commission Before Referral  
 $\$18,125 \times 0.25 = \$4,531.25$  Referral Fee  
 $\$18,125 - \$4,531.25 = \$13,593.75$  Gross Commission After Referral  
 $\$13,593.75 - \$400 = \$13,193.75$  Net commission after TC Fee



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mm/dd/yyyy

Instructions

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Please release commission to the agent at closing, less any deductions as indicated below. If a wire transfer is selected, please contact broker for wiring instructions.

These instructions are not to be changed without the consent of Michael Sepulveda. If you have any questions regarding commission changes please email michael@thepolarisgroup.net or call (808) 859-0593.

**Broker Name:** Daniel McDaniel

**Title Co:** Home Title of the Rockies      **Property Address:** 1316 La Paloma Way  
DeWayne Dukes      Colorado Springs, CO 80906

**Closing Date:** 08/22/1984      **Sale Price:** \$ 725,000.00  
mm/dd/yyyy

**Seller 1:** House Flippers LLC      **Buyer 1:** John Doe  
**Seller 2:** \_\_\_\_\_      **Buyer 2:** JaneDoe

**Additional Sellers:** \_\_\_\_\_  
**Additional Buyers:** \_\_\_\_\_

You are hereby instructed to pay a real estate commission at the close of escrow as follows:

Payment To	Type	Amount
Daniel McDaniel Realty LLC	<input checked="" type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	\$ 13,193.75
TC Peeps, LLC	<input type="checkbox"/> Wire Transfer <input checked="" type="checkbox"/> Check	\$ 400.00
Rhian Ferral	<input checked="" type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	\$ 4,531.25
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
_____	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	_____
<b>Total</b>		<b>\$ 18,125.00</b>

We request you provide the following in addition to commission payments upon Close of Escrow

1. Copy of Final Settlement Statement
2. Amendments/Assignments

If any disbursements are to be wired, please contact broker for wiring instructions.

**Signature:** *John D Public*  
**Authorized Signatory**

**Date:** 08/13/84  
mm/dd/yyyy

# CDA Example 4

Henry McCoy is handling the sale of 1407 Graymalkin Ln and is collecting a 3% commission on a \$1,900,000 sale. The sellers are comprised of a large group of individuals and the overflow is on the additional sellers line, and the buyers are individuals, as listed in their respective sections of the CDA. It's a more divided transaction and there are other parties collecting a portion of his commission. Additionally, he does charge a transaction fee and this becomes part of the aggregate gross commission. He will pay a transaction coordinator, will be paying a 30% referral fee, but will not pay the referral split on the transaction fee; he will only pay on the \$57,000 to Cain Marko Real Estate Services LLC. He will also be paying The Polaris Group for a year's dues (Henry will avail of a 10% discount for paying 1 year at once) out of his commission. He does not take his commission personally and instead passes it through his corporate entity; this is what is listed on the "Payment To" line, and he takes it as wire transfer.

$(\$1,900,000 \times 0.03) + \$400 = \$57,400$  Gross Commission Including Transaction Fee  
 $\$57,000 \times 0.3 = \$17,100$  Referral Fee  
 $\$57,400 - \$17,100 = \$40,300$  Gross Commission After Referral Payout  
 $\$40,300 - \$400 = \$39,900$  Gross Commission after TC Fee Payout  
 $\$39,900 - \$2,160 = \$37,740$  Net Commission after The Polaris Group Payout



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Colorado Springs, CO 80920

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**Date:** 08/13/84  
mm/dd/yyyy

#### Instructions

#### FORM INSTRUCTIONS

Please release commission to the agent at closing, less any deductions as indicated below. If a wire transfer is selected, please contact broker for wiring instructions.

These instructions are not to be changed without the consent of Michael Sepulveda. If you have any questions regarding commission changes please email michael@thepolarisgroup.net or call (808) 859-0593.

**Broker Name:** Henry McCoy

**Title Co:** Mutatis Mutandis Title Company

**Property Address:** 1407 Graymalking Ln

**Attn:** Max Eisenhardt

North Salem, NY 10560

**Closing Date:** 08/22/1984  
mm/dd/yyyy

**Sale Price:** \$ 1,900,000.00

**Seller 1:** Charles Francis Xavier

**Buyer 1:** Bruce Wayne

**Seller 2:** Warren Kenneth Worthington III

**Buyer 2:** Alfred Pennyworth

**Additional Sellers:** Ororo Monroe, Jean Grey, Remy Etienne LeBeau, Scott Summers, Raven Darkhölme, Jubilation Lee

**Additional Buyers:** \_\_\_\_\_

You are hereby instructed to pay a real estate commission at the close of escrow as follows:

Payment To	Type	Amount
McCoy Holdings Inc.	<input checked="" type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	\$ 37,740.00
X-Men TC Services LLC	<input type="checkbox"/> Wire Transfer <input checked="" type="checkbox"/> Check	\$ 400.00
Cain Marko Real Estate Services LLC	<input checked="" type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	\$ 17,100.00
The Polaris Group LLP	<input type="checkbox"/> Wire Transfer <input checked="" type="checkbox"/> Check	\$ 2,160.00
	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	
	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	
	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	
	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	
	<input type="checkbox"/> Wire Transfer <input type="checkbox"/> Check	
	<b>Total</b>	<b>\$ 57,400.00</b>

We request you provide the following in addition to commission payments upon Close of Escrow

1. Copy of Final Settlement Statement
2. Amendments/Assignments

If any disbursements are to be wired, please contact broker for wiring instructions.

**Signature:** John D Public  
**Authorized Signatory**

**Date:** 08/13/84  
mm/dd/yyyy