



March 1, 2025

Dear Broker,

The intent of this packet is to inform you of forms changes, which will go into effect immediately. The affected forms include the following:

Revised Form #2109, Broker Compensation Rider - was updated to add “#__” and “Initiated By: Seller or Buyer” in the heading section.

Revised Form #2164, Sale Contract Counteroffer - was updated to add a new checkbox #6 as follows:

The attached Broker Compensation Rider (Form #2109) #_____ supersedes any and all prior Broker Compensation Riders and shall determine the amount of compensation that Sellers agree to pay Selling Broker on this transaction.

Form #2109, Broker Compensation Rider, dated 10/24, and Form #2164, Sale Contract Counteroffer, dated 1/20, will be retired as of March 1, 2025.

Sincerely,

St. Louis REALTORS®
12777 Olive Blvd.
St. Louis, MO 63141
314.576.0033

This document has legal consequences.
If you do not understand it, consult your attorney.
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without written acknowledgment of all parties.

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Form #2109 10/24_03/25

BROKER COMPENSATION RIDER # _____

Initiated By: Seller or Buyer

1 **Note: The amount of compensation is not set by law. Compensation is set by each broker individually and is negotiable, subject**
2 **to individual broker policy.**

3 **If the terms of this Rider are not accepted as written or need to be revised, parties should sign a new Broker Compensation**
4 **Rider attached to a Counteroffer or Amendment as appropriate.**

5 PROPERTY: _____

6 BY AND BETWEEN: the undersigned Buyer, Seller and Selling Broker.

7 By receipt and review, Seller authorizes and agrees to pay compensation on this transaction to the Selling Broker in the amount of (check
8 all that apply):

9 \$ _____

10 _____% of the purchase price

11 Seller authorizes the closing agent to directly disburse this compensation to Selling Broker at Closing. This is in addition to any credit
12 from Seller to Buyer at Closing.

13 Selling Broker and Buyer acknowledge that the total compensation received by Selling Broker for representing Buyer in the purchase
14 of this property, including any compensation paid from Seller to Selling Broker, does not exceed the amount authorized in writing
15 between Selling Broker and Buyer.

16 The total sale/lease price shall be determined as follows: 1) in the case of a sale (including contract for deed or exchange), it shall be
17 the total sale price and other consideration received by Owner (including, but not limited to, cash, Seller loans to Buyer and other real
18 or personal property received) for the property, without reduction for Closing adjustments, points or other charges; 2) in the case of a
19 lease, it shall be the total lease payments due to the Owner by the tenant during the term of the lease, without adjustments for utilities,
20 taxes and other charges which may be imposed on the tenant. If Owner executes a lease with an option contract or a lease/purchase
21 contract, the lease compensation shall be due when the lease is executed, and the sale compensation (less any lease compensation already
22 paid) shall be due when the title is conveyed to Buyer.

23 Seller and Buyer acknowledge and understand the Brokers involved in this transaction are acting pursuant to separate brokerage service
24 agreements entered into with Buyer and Seller and any payment of compensation from Seller to Selling Broker shall not create any
25 additional obligations, duties or relationships with or between any other party.

26 Seller and Buyer, by signing below, acknowledge that the compensation amounts authorized herein are the product of free and knowing
27 negotiations.

28 _____
29 BUYER SIGNATURE DATE SELLER SIGNATURE DATE
30 _____
31 Buyer Printed Name Seller Printed Name

32 _____
33 BUYER SIGNATURE DATE SELLER SIGNATURE DATE
34 _____
35 Buyer Printed Name Seller Printed Name

36 Selling Broker: _____
37 (Company Name)

38 By (Signature): _____
39 DATE

40 Printed Name: _____

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Form #2109 03/25

BROKER COMPENSATION RIDER #__

Initiated By: Seller or Buyer

1 **Note: The amount of compensation is not set by law. Compensation is set by each broker individually and is negotiable, subject**
2 **to individual broker policy.**

3 **If the terms of this Rider are not accepted as written or need to be revised, parties should sign a new Broker Compensation**
4 **Rider attached to a Counteroffer or Amendment as appropriate.**

5 PROPERTY: _____

6 BY AND BETWEEN: the undersigned Buyer, Seller and Selling Broker.

7 By receipt and review, Seller authorizes and agrees to pay compensation on this transaction to the Selling Broker in the amount of (check
8 all that apply):

9 \$ _____

10 _____% of the purchase price

11 Seller authorizes the closing agent to directly disburse this compensation to Selling Broker at Closing. This is in addition to any credit
12 from Seller to Buyer at Closing.

13 Selling Broker and Buyer acknowledge that the total compensation received by Selling Broker for representing Buyer in the purchase
14 of this property, including any compensation paid from Seller to Selling Broker, does not exceed the amount authorized in writing
15 between Selling Broker and Buyer.

16 The total sale/lease price shall be determined as follows: 1) in the case of a sale (including contract for deed or exchange), it shall be
17 the total sale price and other consideration received by Owner (including, but not limited to, cash, Seller loans to Buyer and other real
18 or personal property received) for the property, without reduction for Closing adjustments, points or other charges; 2) in the case of a
19 lease, it shall be the total lease payments due to the Owner by the tenant during the term of the lease, without adjustments for utilities,
20 taxes and other charges which may be imposed on the tenant. If Owner executes a lease with an option contract or a lease/purchase
21 contract, the lease compensation shall be due when the lease is executed, and the sale compensation (less any lease compensation already
22 paid) shall be due when the title is conveyed to Buyer.

23 Seller and Buyer acknowledge and understand the Brokers involved in this transaction are acting pursuant to separate brokerage service
24 agreements entered into with Buyer and Seller and any payment of compensation from Seller to Selling Broker shall not create any
25 additional obligations, duties or relationships with or between any other party.

26 Seller and Buyer, by signing below, acknowledge that the compensation amounts authorized herein are the product of free and knowing
27 negotiations.

28 _____
29 BUYER SIGNATURE DATE SELLER SIGNATURE DATE
30 _____
31 Buyer Printed Name Seller Printed Name

32 _____
33 BUYER SIGNATURE DATE SELLER SIGNATURE DATE
34 _____
35 Buyer Printed Name Seller Printed Name

36 Selling Broker: _____
37 (Company Name)

38 By (Signature): _____
39 DATE

40 Printed Name: _____

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Form # 2164

01/20 03/25

SALE CONTRACT COUNTEROFFER # _____

Initiated By: Seller or Buyer

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____

3 This Counteroffer is part of an offer to buy or sell property. Carefully read its terms and the terms of any documents referenced as part of the offer.

4 **ANY TERMS AGREED TO FROM A PREVIOUS COUNTEROFFER MUST BE CARRIED FORWARD TO THIS COUNTEROFFER AS**
5 **WELL AS ANY NEWLY PROPOSED CHANGES. THE TERMS CONTAINED IN THIS COUNTEROFFER TOGETHER WITH THE**
6 **REMAINING UNCHANGED TERMS OF THE SALE CONTRACT (PLUS ANY ATTACHED ADDENDUM OR RIDERS) SHALL**
7 **CONSTITUTE THE NEW OFFER.**

8 **The Sale Contract Shall Be Changed As Follows:**

9 1. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
10 _____

11 2. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
12 _____

13 3. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
14 _____

15 4. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
16 _____
17 _____

18 5. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
19 _____
20 _____

21 6. The attached Broker Compensation Rider (Form #2109) # _____ supersedes any and all prior Broker Compensation Riders and
22 shall determine the amount of compensation that Sellers agree to pay Selling Broker on this transaction.

23 67. The _____ additional attached pages contain terms that are an integral part of this Counteroffer, identified as follows: _____
24 _____

25 **EXPIRATION:** This Counteroffer must be accepted by _____ m. of _____ (“Acceptance Deadline”).

26 _____
27 SIGNATURE DATE SIGNATURE DATE

28 _____
29 Printed Name Printed Name

30 **WE ACCEPT THE TERMS SET FORTH IN THE SALE CONTRACT, AS MODIFIED BY THIS COUNTEROFFER**
31 **(INCLUDING ANY ATTACHED ADDENDUM OR RIDERS).**

32 _____
33 SIGNATURE TIME AND DATE SIGNATURE TIME AND DATE

34 _____
35 Printed Name Printed Name

36 **OR _____ (initials) WE REJECT THIS COUNTEROFFER AND MAKE A NEW COUNTEROFFER**

37 **OR _____ (initials) WE REJECT THIS COUNTEROFFER**

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Form # 2164 03/25

SALE CONTRACT COUNTEROFFER # _____
Initiated By: Seller or Buyer

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____

3 This Counteroffer is part of an offer to buy or sell property. Carefully read its terms and the terms of any documents referenced as part of the offer.

4 **ANY TERMS AGREED TO FROM A PREVIOUS COUNTEROFFER MUST BE CARRIED FORWARD TO THIS COUNTEROFFER AS**
5 **WELL AS ANY NEWLY PROPOSED CHANGES. THE TERMS CONTAINED IN THIS COUNTEROFFER TOGETHER WITH THE**
6 **REMAINING UNCHANGED TERMS OF THE SALE CONTRACT (PLUS ANY ATTACHED ADDENDUM OR RIDERS) SHALL**
7 **CONSTITUTE THE NEW OFFER.**

8 **The Sale Contract Shall Be Changed As Follows:**

9 1. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
10 _____

11 2. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
12 _____

13 3. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
14 _____

15 4. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
16 _____
17 _____

18 5. Paragraph# _____, Line# _____ or Rider# _____ is changed as follows: _____
19 _____
20 _____

21 6. The attached Broker Compensation Rider (Form #2109) # _____ supersedes any and all prior Broker Compensation Riders and
22 shall determine the amount of compensation that Sellers agree to pay Selling Broker on this transaction.

23 7. The _____ additional attached pages contain terms that are an integral part of this Counteroffer, identified as follows: _____
24 _____

25 **EXPIRATION:** This Counteroffer must be accepted by _____ m. of _____ (“Acceptance Deadline”).

26 _____
27 SIGNATURE DATE SIGNATURE DATE

28 _____
29 Printed Name Printed Name

30 **WE ACCEPT THE TERMS SET FORTH IN THE SALE CONTRACT, AS MODIFIED BY THIS COUNTEROFFER**
31 **(INCLUDING ANY ATTACHED ADDENDUM OR RIDERS).**

32 _____
33 SIGNATURE TIME AND DATE SIGNATURE TIME AND DATE

34 _____
35 Printed Name Printed Name

36 **OR _____ (initials) WE REJECT THIS COUNTEROFFER AND MAKE A NEW COUNTEROFFER**

37 **OR _____ (initials) WE REJECT THIS COUNTEROFFER**



Contracts and Forms

Valid Form Guide – March 1, 2025

UPDATED February 21, 2025

FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2039	Protect Your Family LBP Brochure	03/21 Valid	03/21 vs. 07/18
2043	Special Sale Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2045	Notification Regarding Contingency for Sale & Closing of Buyer's Property	01/20 Valid (online only)	01/20 vs. 08/03
2046	Appraisal Rider	01/23 Valid	01/23 vs. 01/20
2047	Listing Contract (Limited Agency)	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2047a	Transaction Brokerage Addendum to Listing Contract	07/24 Valid	07/24 vs. 01/20
2047b	Lease Addendum to the Listing Contract	Withdrawn as of July 1, 2024	N/A
2048	Residential Rental Listing Contract	10/24 Valid	10/24
2049	Disclosure of Information and Acknowledgement of Lead Based Paint &/or Lead Based Paint Hazards	07/24 Valid	07/24 vs. 01/20
2050	Listing Contract Settlement Disclosure	07/24 Valid	07/24
2051	Additional Signature Page	NEW 01/25 Valid	01/25
2059	Condominiums, Villas or Similar Lifestyle Communities	01/20 Valid	01/20 vs. 03/07
2060	Inspections Contingency Brochure	01/20 Valid (online only)	01/20 vs. 07/13
2062	Title & Survey Contingency Explanation Brochure	01/20 Valid (online only)	01/20 vs. 01/14



FORM# FORM NAME FORM DATE & STATUS COMPARISON CHART

2083	An Overview of the Home Buying & Selling Process Brochure	01/20 Valid (online only)	01/20 vs. 07/13
2085	Lockbox Authorization & Tenant Privacy Release (Formerly Lockbox Authorization)	07/24 Valid (online only)	07/24 vs. 01/21
2089	Amendment to The Sale Contract	10/24 Valid	10/24 vs. 07/24
2090	Residential Sale Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2091	Seller's Disclosure Statement	01/25 Valid Version dated 01/20 will expire on June 30, 2025	01/25 vs. 01/20
2091a	Seller's Disclosure Statement Addendum	01/20 Valid	01/20 vs. 06/07
2092	Contingency For Sale and Closing Of Buyer's Property	01/20 Valid	01/20 vs. 01/19
2092a	Contingency For Closing Of Buyer's Property	01/20 Valid	01/20 vs. 09/15
2094	Possession by Buyer Prior to Closing	01/20 Valid	01/20 vs. 11/08
2095	Possession by Seller After Closing	01/20 Valid	01/20 vs. 11/08
2096	Rental Property Rider	01/20 Valid (online only)	01/20 vs. 01/17
2096a	Rental Property Verification	01/20 Valid (online only)	01/20 vs. 01/14
2096b	Notice to Tenants	01/20 Valid (online only)	01/20 vs. 01/14
2098	Deposit Addendum	01/20 Valid	01/20 vs. 05/04
2099	Limited Purpose Entry by Buyer Prior to Closing	01/20 Valid (online only)	01/20 vs. 05/99
2105	Contingency on Buyer's Assumption of Existing Note & Deed of Trust	01/24 Valid (online only)	01/24 vs. 01/20



FORM# FORM NAME FORM DATE & STATUS COMPARISON CHART

2107	Commission Agreement	07/24 Valid	07/24 vs. 01/20
2108	Cooperative Compensation Disclosure	Withdrawn as of 10/15/24	N/A
2109	Broker Compensation Rider	3/25 Valid Version dated 10/24 will expire on March 1, 2025	03/25 vs. 10/24
2118	Residential Lease	01/25 Valid	01/25 vs. 07/23
2118a	Amendment to Residential Lease	01/20 Valid (online only)	01/20 vs. 01/15
2119	Pre-1978 Housing Rental and Leases Disclosure of Information Lead Based Paint and/or Lead Based Paint Hazards	07/24 Valid	07/24 vs. 01/20
2120	Back-Up Contract Rider	01/21 Valid	01/21 vs. 01/20
2120A	Back-Up Contract Notice	01/21 Valid	01/21
2124	Buyer's Non-Exclusive Agency Contract	01/25 Valid Version dated 10/24 will expire June 30, 2025	01/25 vs. 10/24
2125	Buyers/Exclusive Agency Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
212(4)(5)(7)(8)a	Buyer's Agreement Amendment	07/24 Valid	07/24 vs. 01/20
2126	Condominium Supplement to Listing contract	01/20 Valid	01/20 vs. 07/12
2127	Buyer's Exclusive Transaction Brokerage Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2128	Buyer's Non-Exclusive Transaction Brokerage Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2129	Inspection Notice	01/23 Valid	01/23 vs. 01/20
2135fha	FHA Loan Provision Rider	01/20 Valid	01/20 vs. 09/15



FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2135va	VA Loan Provision Rider	01/23 Valid	01/23 vs. 01/20
2136	Escrow Agreement	01/20 Valid	01/20 vs. 01/05
2140	Title And Survey Work Order Form	01/20 Valid	01/20 vs. 01/14
2141	Condominium Resale Certificate	01/20 Valid	01/20 vs. 08/99
2141a	Villas Or Similar Lifestyle Communities Resale Information	01/20 Valid	01/20 vs. 07/16
2142	Authorization to Show, Buyers Agent	07/24 Valid	07/24 vs. 04/21
2142tb	Authorization To Show, Transaction Brokerage	07/24 Valid	07/24 vs. 04/21
2143	Review of Indentures/Restrictive Covenants Rider	01/20 Valid	01/20 vs. 10/04
2150	Missouri Broker Disclosure Form	11/08 Valid	
2158	Mutual Release	01/20 Valid	01/20 vs. 01/19
2159	Buyer/Tenant Acknowledgment	01/20 Valid (online only)	01/20 vs. 09/99
2161	Relationship Disclosure Addendum To Residential Lease	01/20 Valid	01/20 vs. 01/18
2162	Relationship Disclosure Addendum to Purchase Agreement	01/20 Valid	01/20 vs. 01/18
2164	Sale Contract Counteroffer	03/25 Valid Version 01/20 will expire on March 1, 2025	03/25 vs. 01/20
2165	Septic/Well Addendum To Seller's Disclosure Statement	01/20 Valid	01/20 vs. 12/09
2167	Title and Survey Notice	01/20 Valid	01/20 vs. 06/10
2168	Listing Contract Amendment	01/20 Valid	01/20 vs. 07/12
2169	Transaction Brokerage Listing Contract	01/25 Valid Version dated 10/24 will expire on June 30, 2025	01/25 vs. 10/24
2175	Short Sale Supplement to the Listing Contract	01/20 Valid (online only)	01/20 vs. 02/08



FORM#	FORM NAME	FORM DATE & STATUS	COMPARISON CHART
2176	Short Sale Rider to the Sale Contract	01/20 Valid (online only)	01/20 vs. 05/08
2177	Authorization to Release Information	01/20 Valid (online only)	01/20 vs. 02/08
2180	Pool/Spa/Pond/Lake Addendum To Seller's Disclosure Statement	01/20 Valid (online only)	01/20 vs. 07/13
2181	Final Walk-Through Notice	01/20 Valid (online only)	01/20 vs. 01/13
2182a	Seller's Inspection Authorization	01/20 Valid (online only)	01/20 vs. 07/13
2182b	Buyer's Inspection Authorization	01/20 Valid (online only)	01/20 vs. 07/13
2184	Special Sale Inspection Rider	01/20 Valid (online only)	01/20 vs. 07/13
2185a	Mechanic Lien Risk and Forms	01/20 Valid	01/20
2185b	Notice of Intended Sale (NOIS)	Valid	NO VERSION #

Valid Forms: Forms that are currently approved for use as part of the standard form library of the St. Louis REALTORS®.

Withdrawn Forms: A dated version of a form that is no longer approved for use and has been removed from the standard form library of the St. Louis REALTORS®. Use of withdrawn forms is in violation of the copyright; it is a violation of the Missouri law to use forms for which the approval has been withdrawn, and the St. Louis Association will not defend the use of withdrawn forms. Generally, E&O insurance policies require the use of approved forms.