

Appendix A – Form 2

The number of trades identified on Form 2 is used to calculate the number of **closed and terminated transaction files** required for the audit sample.

Below are examples of how closed and terminated transaction files are to be counted for audit purposes:

1. When your brokerage facilitates a transaction for the seller and another brokerage facilitates the transaction for the buyer, this counts as one trade.
2. When another brokerage facilitates a transaction for the seller and your brokerage facilitates the transaction for the buyer, this counts as one trade.
3. When your brokerage facilitates a transaction for both the seller **AND** the buyer (i.e. transaction brokerage or seller client and buyer unrepresented party or seller unrepresented party and buyer client etc.), this counts as two trades.
4. When your brokerage facilitates a **Mere Posting Service Agreement**, this constitutes as one trade.
5. When your brokerage facilitates a transaction for a client or an unrepresented party (Seller/Landlord and/or Buyer/Tenant), each facilitation per consumer counts as one trade.

NOTE: For audit purposes, do **NOT** count referrals as a closed or terminated transaction file.

When completing Audit Form 2, you are required to report the following:

- i. During the audit period, the brokerage facilitated _____ trades* in total (This number includes closed and terminated transactions)*

*Please contact the Compliance Auditor if you require further clarification.