

901. — A broker who has been instructed by a party to sell or buy property at a fixed price may be himself the buyer or the seller, provided he gives notice thereof to that person.

In such case the broker incurs the same liability as an ordinary party to a contract of sale, but he is still entitled to charge brokerage.

902. — A broker is presumed to have no authority to receive on behalf of the parties the payments or other prestations due in execution of the contract.

903. — The promise to pay brokerage is implied unless the services, under the circumstances of the case, shall have been expected to be rendered gratuitously.

904. — No brokerage is due to the broker unless the contract is the result of his services.

905. — A broker loses his right to brokerage if he agrees to accept brokerage from both parties to the contract without their consent.

906. — The brokerage shall be fixed by agreement. In the absence of any agreement, it shall be governed by custom.

If the brokerage agreed upon is excessive, the Court can reduce it.

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