



LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall not be uploaded to the Multiple Listing Service)

Seller(s): Patricia A. Phataminviphas
Listing Broker: Krauss Real Property Brokerage
Property Address: 951 Western Run Road, Cockeysville, MD 21030

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a ~~sale or exchange~~ ^{Settlement} of the above property is made to a buyer produced or assisted by a Buyer Broker or ~~Subagent~~, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or ~~Subagent~~. ^{Buyer's Broker shall provide evidence to Listing Broker at the time Buyer and Seller enter in a Contract of Sale for the Property that Buyer's Broker is Buyer's exclusive Buyer's Broker}
2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ _____ or 2.5 % of the purchase price.
3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ _____ or 0 % of the purchase price.
4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers, ^{nor Listing Broker}
5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein. ^{only upon}
6. The cooperative compensation earned by Buyer Broker ~~or Subagent~~ shall be paid ~~at~~ ^{Settlement of the Property and Listing Broker's receipt of compensation is a condition precedent to the payment of compensation from Listing Broker to Buyer's Broker.} settlement from the proceeds of the transaction.
7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature Date

Buyer Signature Date

Buyer Signature Date

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature Date

Krauss Real Property Brokerage
Listing Broker (Company Name)

Signed by: Jonathan Schmitt, Broker 3/20/2025

Listing Broker/Authorized Representative Signature Date

Patricia A. Phataminviphas 4/9/25
Seller Signature Date

Seller Signature Date

