Maryland REALTORS®

LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

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

Seller(s): Ams Ventures LLC

Listing Broker: Krauss Real Property Brokerage

Property Address: 5323 Sweet Air Rd, Baldwin, MD 21013

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 % 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.

5. Nothing herein shall make a Buyer's Broker or Subagent nor Listing Broker 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.

6. The cooperative compensation earned by Buyer Broker ~~or Subagent~~ shall be paid ~~at~~ only upon settlement from the proceeds of the transaction. 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.

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 2/25/2026
E8B1016E09B1408...
Listing Broker/Authorized Representative Signature **Date**

Signed by: 2/27/2026
50F482D5849C487...
Seller Signature **Date**

Seller Signature **Date**

Phone: Fax: (410) 329-9898

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