

COOPERATING COMPENSATION AGREEMENT

NOTE: Only use this form to create an agreement for cooperating compensation if a seller is represented by a licensed real estate broker. Use Form 150 instead of this form if you are creating a compensation agreement with an unrepresented seller. DO NOT UPLOAD THIS FORM TO THE MLS.

"Seller": TC Property Group LLC

"Buyer":

"Property": 415 E Mason St, Albemarle, NC 28001

1. FEE: (Check Only One) [] Seller or [x] Listing Firm agrees to pay Selling Firm cooperating compensation as follows (the "Fee"), subject to the terms of this agreement:

- [] 2.5 % of the gross sales price;
[] A flat fee of \$; or,
[] Other:

2. PAYMENT OF THE FEE:

- a. The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property...
b. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.

3. TERM, EFFECTIVENESS, AND EXPIRATION: This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or , 20 , unless the Fee has been earned prior to such date.

4. MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW: This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document.



THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

<p>Date: <u>08/06/2024</u> Listing Firm: <u>RE/MAX Executive</u> Agent Name (Print): <u>Karmalana Sengdouane Wilder</u> By: <u><i>Karmalana Sengdouane Wilder</i></u> (Agent Signature)</p>	<p>Date: _____ Selling Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature)</p>
<p>Date: _____ Seller: _____ (Signature) Date: _____ Seller: _____ (Signature) Entity Seller: <u>TC Property Group LLC</u> (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): <u>Ryan Thomas</u> Title: <u>Manager</u> Date: _____</p>	<p>Date: _____ Buyer: _____ (Signature) Date: _____ Buyer: _____ (Signature) Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____ Buyer signs to acknowledge receipt of this form and consent to the fee arrangement herein only.</p>