

COOPERATIVE COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

"Seller": Thomas E Herndon III & Lisa Herndon
"Buyer":
"Property": 401 Shadow Falls Dr, Wendell, NC 27591

- 1. FEE: (Check Only One) [ ] Seller or [X] Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: [X] 2.4 % of the gross sales price; [ ] A flat fee of \$ \_\_\_\_\_; or, [ ] Other: n/a
2. PAYMENT: The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement.
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 1/31, 2025, 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.

DO NOT UPLOAD THIS FORM TO THE MLS OR ATTACH IT TO A PURCHASE CONTRACT. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Form with signature lines for Listing Firm (Relevate Real Estate, Agent Name: Chuck Belden, Date: 12/4/2024), Selling Firm, Seller, Buyer, and Entity Seller/Buyer.

