

COOPERATING COMPENSATION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, IT IS RECOMMENDED THAT YOU CONSULT WITH AN ATTORNEY BEFORE SIGNING.

PROPI	ERTY AD	DDRESS: 560 Hal	stead Ave H	arrison NY	10528 #3F	₹	ni denalg ons bo	
SELLE	R(S): A	nthony Scovotti	15/- 40		u 11 2 2	Walley gright	num status	
LISTIN	G BROK	KER: CS Realty 8	Relocation	Services, In	ıC.	101 (31	in 11 mari	<u> </u>
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		G BROKER:				_ h	zau ^{er} närzittles	
HUDS	ON GAT	UNDERSTAND AI EWAY ASSOCIATION L COMPENSATION	ON OF REALTO	DRS® ("HGA				
			Q51			ALL PARTI	ES TO INITIAL	L
1.	The CC	OPERATING BRO						
	SELLE best inf	ER'S AGENT: R understands that terest of the BUYEI zed by the BUYER t	R(S) and does	not represen	t SELLER.	COOPERAT	ING BROKER	has been
	□ DIRE	ECTLY; OR						
	☐ THR	OUGH ITS AUTHO	RIZED AGENT	•				
		to pay the undersign described property [
	In the e	event seller is payin cooperating agent	ng buyer a sel will be reduce	ler's consess d by the amo	ion, the co unt of cons	mpensation session.	payble	
		\$; <u>OR</u>					
		2	% of the	purchase pric	e of the prop	perty.		
		ion shall be payable igned BUYER.	e to the COOPE	ERATING BR	OKER at the	time of closi	ng of the subje	ct property
3. BUYER offered	R, they ha	ERATING BROKER ave entered into a va to this Agreement	ilid buyer agend	cy agreement	with the BUY	YER and the c	coperating cor	erests of a npensation

COOPERATING BROKER TO INITIAL

4. BUYER and SELLER agree that SELLER'S payment of the cooperating compensation offered herein is a material term of the purchase agreement between the Parties and they commit to instruct their attorneys to include this cooperating compensation as part of their purchase agreement.

5. DISPUTE RESOLUTION

- Binding Final Arbitration. BUYER, SELLER, BROKER and COOPERATING BROKER agree that any dispute concerning the terms and conditions of this Agreement that cannot be amicably resolved between them shall be adjudicated by HGAR, at HGAR's sole discretion, in accordance with the rules of National Association of REALTORS® ("NAR") Code of Ethics and Arbitration Manual ("NAR Arbitration Manual"), as adopted by HGAR. Each party shall bear its own fees and costs. All claims and/or disputes that are unable to be resolved amicably or through mediation shall be submitted to confidential binding arbitration in accordance with this Article 5, and adjudicated in accordance with the rules of the NAR Arbitration Manual, as amended from time to time, and as adopted by HGAR, a copy of which is available at the offices of HGAR (or at https://www.nar.realtor/code-of-ethics-and-arbitration-manual). proceeding shall be adjudicated by HGAR, at HGAR's sole discretion, or may be referred to the American Arbitration Association, JAMS or similar organization, at HGAR's election, BUYER, SELLER, BROKER and COOPERATING BROKER mutually agree to use confidential individual binding arbitration, in lieu of a court proceeding, for any disputes or claims now in existence or that may exist in the future (i) that BUYER or SELLER may have against BROKER or COOPERATING BROKER, BROKER'S or COOPERATING BROKER'S affiliates, and/or BROKER'S or COOPERATING BROKER'S current or former employees or independent contractors, salespersons and/or associate brokers, and (ii) that BROKER and/or COOPERATING BROKER and/or its, their, his or her affiliates may have against BUYER and SELLER. Such claims would include, without limitation, any claims concerning the initiation of the work relationship. the pay or other compensation for the work performed, breach of contract, expenses, and any claims for conversion and/or breach of fiduciary duty. This Agreement to Arbitrate shall be governed by the Federal Arbitration Act, 9 U.S.C.§ 1 et seq.
- [b] CLASS ACTION WAIVER. BROKER, COOPERATING BROKER, SELLER and BUYER agree that any and all claims pursued against each other shall be pursued through the mediation, and binding arbitration process contained in this Paragraph 5, and not through litigation, or as a part of any purported class, collective, representative, or consolidated action. BROKER, COOPERATING BROKER, SELLER and BUYER hereby waive their right to commence any lawsuit, become a party to or remain a participant in any group, representative, class collective or hybrid class/collective or group action in any court, arbitration proceeding, or any other forum, against the other. This Class Action waiver shall supersede any contrary agreements, statements or rules in the NAR Arbitration Manual. This waiver of class action claims and proceedings is an essential and material term of this AGREEMENT.
- [c] SELLER AND BUYER UNDERSTAND THE ARBITRATION AND WAIVER PROVISIONS. SELLER AND BUYER REPRESENT AND WARRANT THAT HE, SHE OR THEY UNDERSTAND THE MEANING AND EFFECT OF THE ARBITRATION AND WAIVER PROVISIONS IN THIS PARAGRAPH 5 AND HAS BEEN PROVIDED A REASONABLE TIME AND OPPORTUNITY TO CONSULT WITH LEGAL COUNSEL REGARDING THIS AGREEMENT. SELLER AND BUYER HEREBY AGREE TO THE PROVISIONS OF THIS PARAGRAPH 5.

A-S. 1 1 [ALL PARTIES TO INITIAL].
and hereby sign this Agreement.
Date: 9/26/24
Date:
Date:
Date:

[Note: The "EFFECTIVE DATE" of this Agreement shall be latest date entered above alongside the Parties' signatures.]

[NOTE: DO NOT UPLOAD THIS FORM TO THE MLS]

The CS Realty Team

Real Estate Group

Office: (914)835-6600 Email: info@csrealty.com

Offer to Purchase & Seller's Requirements

Thank you for offering to purchase a CS Realty Team listed property: We want to facilitate the transaction for our client, the seller and your client, the buyer. Providing the information below will confirm that the buyer is READY, WILLING, and ABLE to close in a timely manner without "piece mealing" all the necessary documents needed to make an informed decision on accepting or countering to your offer.

	Please provide the follo	wing informa	ition for all buy	ers:	
Date: Premises:		MLS#:			
Listing Agent:		_			
Buyer's Agent:		_ Office:			
	HGMLS ID _				
Cell:	Email:				
Buyer(s):					
Offer Price \$	includin	g all commis	sions due to Buy	yer's Age	nt.
A. Commission t	o Buyer's Agent due from	the SELLER:	\$	or	%
of final selling price. (Buyer's concession if any,	applied to ab	ove commission)	
B. Commission t	o Buyer's Agent due from	the BUYER:	\$	or	%
	included in above offer pri				
	Agent Commission:	<i></i>	final selling price	as per bu	yer's exclusive
	ent agreement with buyer'			•	•
All Cash: (yes) (No) Down Payment:	\$	/		6
	wing documents: Pre-App				
Buyer is renting:	Buyer: (does):(d	oes not):	need to sell be	fore closi	ng.
	(is not) in contra				
	at states all contingencies a			_	
or all cash amount: Ple banking statement w	ment within the past 30 da ease attach: *** Valid PO ith the balance in CASH, EE NOT acceptable, and	F MUST hav CD or MON	e buyers name (EY MARKET,	on it and l (acct# ca	be a full page n be crossed

The following is required for all coop purchases

Verifiable Household income a	as per last year's tax return for each buyer/co-buyer:		
Employment Company for buy	ver:		
Years there:	Tax return income 1040 Line 6		
Employment Company for co/	buyer:		
Years there:	Tax return income 1040 Line 6		
	Debts:		
Monthly Loan Payment (1): _	Monthly Loan Payment (2):		
Monthly Loan Payment (3): _	Monthly Loan Payment (4):		
Total Credit Card Debts Outst	anding:		
Current address:			
Years there:			
Present rent/Mortgage:			
Credit score attach report:			

If obtaining a mortgage seller reserves the right to review documents necessary to obtain a Valid Pre-Approval.

- 1. Verifiable income as per the most recent tax return and a letter confirming income for employment dated within the past 30 days for each working adult over 18 that is a buyer/co-buyer. Also, the most recent paystub within 30 days.
- 2. A pre-approval clearly stating the income, assets, credit and monthly debts were verified and the mortgage pre-approval includes the mortgage amount and (monthly common charges & taxes, if condo, for this unit), (monthly maintenance, if coop, for this unit) (Real estate taxes & insurance, if single family home for this home) This can be a letter from the mortgage lender, but it must be in plain English and say the following:
 - Ex. Mortgage company XYZ has reviewed hard copies of the applicants credit report, banking statements and tax returns for the attached pre-approval.
- 3. All Debts (including proposed mortgage and common charges) to income ratio.

ALL SUPPORTING documents (W2, Pay Stubs, etc) MUST BE IN PDF format !!!! JPG (multiple photos of documents) Will NOT be acceptable.

If this sale is for a Coop: After your offer is accepted you will need to download the Coop application (MLS attachment) and submit all the required documents before the contract is prepared.