

## COOPERATING COMPENSATION AGREEMENT

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

PROPERTY ADDRESS: 560 Halstead Ave Harrison NY 10528 #3R

SELLER(S): Anthony Scovotti

LISTING BROKER: CS Realty & Relocation Services, Inc.

BUYER(S): \_\_\_\_\_

COOPERATING BROKER: \_\_\_\_\_

ALL PARTIES UNDERSTAND AND ACKNOWLEDGE THAT COMPENSATION IS NOT SET BY LAW, THE HUDSON GATEWAY ASSOCIATION OF REALTORS® ("HGAR"), OR ONEKEY® MLS, LLC ("ONEKEY® MLS") AND THAT ALL COMPENSATION IS FULLY NEGOTIABLE.

AS \_\_\_\_\_ ALL PARTIES TO INITIAL

1. The COOPERATING BROKER is acting as

**BUYER'S AGENT:**

SELLER understands that COOPERATING BROKER is acting as a BUYER'S AGENT and is acting in the best interest of the BUYER(S) and does not represent SELLER. COOPERATING BROKER has been authorized by the BUYER to receive the cooperating compensation set forth below from the SELLER.

DIRECTLY; OR

THROUGH ITS AUTHORIZED AGENT,

agrees to pay the undersigned COOPERATING BROKER upon the contract signing of the above-described property [Please check one and insert fixed fee or percentage, not both]:

**In the event seller is paying buyer a seller's consession, the compensation payable to the cooperating agent will be reduced by the amount of consession.**

\$ \_\_\_\_\_; OR

2 \_\_\_\_\_ % of the purchase price of the property.

The compensation shall be payable to the COOPERATING BROKER at the time of closing of the subject property with the undersigned BUYER.

3. COOPERATING BROKER acknowledges that if COOPERATING BROKER represents the interests of a BUYER, they have entered into a valid buyer agency agreement with the BUYER and the cooperating compensation offered pursuant to this Agreement does not exceed the fee set forth in that buyer agency agreement.

\_\_\_\_\_ **COOPERATING BROKER TO INITIAL**



# 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 meal" all the necessary documents needed to make an informed decision on accepting or countering to your offer.

#### Please provide the following information for all buyers:

Date: \_\_\_\_\_ Premises: \_\_\_\_\_ MLS#: \_\_\_\_\_  
Listing Agent: \_\_\_\_\_  
Buyer's Agent: \_\_\_\_\_ Office: \_\_\_\_\_  
License #: \_\_\_\_\_ HGMLS ID \_\_\_\_\_  
Cell: \_\_\_\_\_ Email: \_\_\_\_\_  
Buyer(s): \_\_\_\_\_

#### Offer Price \$ \_\_\_\_\_ including all commissions due to Buyer's Agent.

- A. Commission to Buyer's Agent due from the SELLER: \$ \_\_\_\_\_ or \_\_\_\_\_ %  
of final selling price. (Buyer's concession if any, applied to above commission)
- B. Commission to Buyer's Agent due from the BUYER: \$ \_\_\_\_\_ or \_\_\_\_\_ %  
of final selling price. (included in above offer price)
- C. Total Buyer's Agent Commission: \_\_\_\_\_ % of the final selling price as per buyer's exclusive  
right to represent agreement with buyer's agent.

All Cash: (yes) \_\_\_\_ (No) \_\_\_\_ Down Payment: \$ \_\_\_\_\_ / \_\_\_\_\_ %  
Mortgage amount: \_\_\_\_\_ Mortgage Contingency: \_\_\_\_\_  
Attached are the following documents: Pre-Approval: \_\_\_\_\_ Proof of funds: \_\_\_\_\_

Buyer is renting: \_\_\_\_ Buyer: (does): \_\_\_\_ (does not): \_\_\_\_ need to sell before closing.  
Buyer's property (is) \_\_\_\_ (is not) \_\_\_\_ in contract if needs to sell. (If yes provide a copy of the banks  
good to close letter that states all contingencies are met on the buyer of your property).

Copy of banking statement within the past 30 days showing the down payment + estimated closing costs  
or all cash amount: Please attach: **\*\*\* Valid POF MUST have buyers name on it and be a full page  
banking statement with the balance in CASH, CD or MONEY MARKET, (acct# can be crossed  
out) screen shots ARE NOT acceptable, and securities (stocks) are NOT acceptable\*\*\*\***

**The following is required for all coop purchases**

Verifiable Household income as per last year's tax return for each buyer/co-buyer:

Employment Company for buyer: \_\_\_\_\_

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 Outstanding: \_\_\_\_\_

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.