COOPERATING BROKER COMPENSATION AGREEMENT CBC

(NOT TO BE USED AS ADDENDUM TO AGREEMENT OF SALE, OR WHEN THE SAME BROKER REPRESENTS BUYER AND SELLER)

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

Cooperating compensation is paid from a listing broker to a cooperating broker working with a buyer. Cooperating compensation should be negotiated prior to a buyer submitting terms or written offers to purchase the Property, or could be renegotiated after an offer is executed, but cannot be negotiated as a term of an offer.

PROPERTY 1009 W. 20th St. Erie PA 16502

LISTING BROKER (Company Name): COLDWELL BANKER SELECT, PEACH

COOPERATING BROKER (Company Name): ______________________

1. COOPERATING COMPENSATION (8-24)

Listing Broker agrees to pay Cooperating Broker, at settlement, $________ or 2.5 % of the Purchase Price of the Property if Cooperating Broker is the procuring cause of a successful purchase transaction, unless otherwise specified here: ______________________

2. ARBITRATION (8-24)

Any dispute between brokers as to the procuring cause of a successful purchase transaction will be submitted to arbitration through the arbitration process administered by the local association of Realtors®.

LISTING BROKER (Company Name) COLDWELL BANKER SELECT, PEACH

ACCEPTED BY Authentisign Melanie Brewer **DATE** 08/22/26

COOPERATING BROKER (Company Name) ______________________

ACCEPTED BY ______________________ **DATE** ____________

Pennsylvania Association of Realtors®

SELLERS ESTIMATED EXPENSE FOR PROPERTY TRANSFER

NAME	Kimberly Hunter
ADDRESS	1009 W. 20th St. Erie PA 16502
EMAIL	
PH#	
CLOSING AGENT	

	SELLING PRICE		
1.	Pennsylvania Transfer Tax	1.0%	
2.	Closing Agent's Fee (Prepare Deed & Closing Services)	Estimated	
3.	LISTING CONTRACT Broker's Fee (% of Sales Price)		
4.	LISTING CONTRACT Broker's Fee (Flat Amount)		
5.	Real Estate Tax Adjustment	Prorated	
6.	Sewer Adjustment	Prorated	
7.	Water Adjustment	Metered	
8.	Home Warranty		
9.	Wood Infestation Report		
10	Loan Origination Fee and / or Points		
11.	Seller Concessions BUYER BROKER FEE (% of Sales Price)		
12.	Seller Concessions BUYER BROKER FEE (Flat Amount)		
13.	Seller Concessions CLOSING COST ASSIST (% of Sales Price)		
14.	Seller Concessions CLOSING COST ASSIST (Flat Amount)		
15.	Mortgage Payoff - Estimate		
16.	Municipal Test Fees		
17.	OTHER		
18.	OTHER		
	Total Estimated Expenses		
	ESTIMATED BALANCE DUE SELLER*		

The estimated proceeds do not take into account any other undisclosed mortgage obligations, liens, assessments, judgements, or other obligations levied against the property or seller. Seller understands that the estimated costs stated above are based on the best information available at signing and be higher or lower at settlement.

SELLER AuthentiSIGN Kimberly Hunter **Date** 08/22/26

SELLER **Date**

AGENT AuthentiSIGN Melanie Brewer **Date** 08/22/26

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM — LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

PROPERTY 1009 W. 20th St. Erie PA 16502

SELLER Kimberly Hunter

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

KH / _____ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

_____ / _____ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

____

SELLER'S RECORDS/REPORTS

KH / _____ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

_____ / _____ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): ____

____

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Kimberly Hunter **DATE** 08/22/26

SELLER _____________________ **DATE** _____________

SELLER _____________________ **DATE** _____________

BUYER ____

DATE OF AGREEMENT ____

BUYER'S ACKNOWLEDGMENT

_____ / _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

_____ / _____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial one):

_____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

BUYER _____________________ **DATE** _____________

BUYER _____________________ **DATE** _____________

BUYER _____________________ **DATE** _____________

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

_________ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. **Seller Agent and Buyer Agent must both sign this form.**

BROKER FOR SELLER (Company Name) Coldwell Banker Select

LICENSEE Melanie Brewer **DATE** 08/22/26

BROKER FOR BUYER (Company Name) _____________________

LICENSEE _____________________ **DATE** _____________

CONSUMER NOTICE
THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

• Licensees may enter into the following agency relationships with consumers:

Seller Agent

As a seller agent the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for *both* the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

• In addition, a licensee may serve as a Transaction Licensee.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:
- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- Regardless of the business relationship selected, all licensees owe consumers the duty to:
- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
- Deal honestly and in good faith.
- Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived *by* the seller *where* the seller's property is under contract and the waiver is in writing.

- Comply with the Real Estate Seller Disclosure Law.
- Account for escrow and deposit funds.
- Disclose, as soon as practicable, all conflicts of interest and financial interests.
- Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
- Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
- Keep the consumer informed about the transaction and the tasks to be completed.
- Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

• The following contractual terms are *negotiable* between the licensee and the consumer and must be addressed in an agreement/disclosure statement:
- The duration of the licensee's employment, listing agreement or contract.
- The licensee's fees or commission.
- The scope of the licensee's activities or practices.
- The broker's cooperation with and sharing of fees with other brokers.

• All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.

• The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

Date: 08/22/26 Kimberly Hunter **(Consumer's Printed Name)** AuthentiSIGN Kimberly Hunter **(Consumer's Signature)**

Date: ____________ ____________ **(Consumer's Printed Name)** ____________ **(Consumer's Signature)**

I certify that I have provided this document to the above consumer during the initial interview.

Date: 08/22/26

Melanie Brewer **(Licensee's Printed Name)** AuthentiSIGN Melanie Brewer **(Licensee's Signature)** RS320069 **(License #)**

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

Affiliated Business Arrangement Disclosure Statement

Client: Kimberly Hunter Client: ______________________

From: Coldwell Banker Select, Realtors®

Property: 1009 W. 20th St. Erie PA 16502

This is to give you notice that Coldwell Banker Select, Realtors® ("Brokerage") has an affiliated business relationship with Select Mortgage, Inc. and Select Settlement, Inc; because some or all of the owners of Coldwell Banker Select, Realtors® have a direct ownership interest in Select Mortgage, Inc and Select Settlement, Inc.

Because of this affiliated relationship, your use of and selection of Select Mortgage, Inc. and/or Select Settlement, Inc. may provide the Brokerage's owners with financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for your representation by Brokerage, your purchase, financing, sale, refinance or any other transaction related to the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider: Select Settlement, Inc.

Settlement Service: Title Insurance and Real Estate Closing Services

Name of Charges	$ Amount of Charge
PA Title Insurance Premium	Charges* range from $569.00 minimum plus premiums that range from $7.41 per $1,000.00 of liability, as filed with the Commonwealth Pennsylvania Department of Insurance.
PA Standard Endorsements including but not limited to (100, 300, 900)	$100 each
PA Closing Protection Letter (CPL)	$125.00
Document Preparation Fee	$475.00

*Rates are subject to change and are based on lender title insurance requirements in financed transactions. Cash transaction title insurance fees are calculated based on purchase price following the PA Schedule of Rates.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that *Coldwell Banker Select, Realtors®* is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

AuthentiSIGN

Kimberly Hunter 08/22/26

Client Signature Date

______________________ ______________

Client Signature Date