corcoran

February 12, 2026

Brooke Phelps, William & Linda Cleveland
159 Madison Ave #9D
New York, New York 10016

Re: 159 Madison Ave #9D (hereinafter the "Property")

Dear Brooke, William, and Linda:

Thank you for choosing The Corcoran Group (hereinafter "Corcoran") to market the Property. You and I have already discussed the work I will do in endeavoring to sell your apartment. Please know that I am committed to getting you the best possible price as quickly as possible.

This letter reflects the agreement between us. If it meets with your approval, please sign and return the enclosed copy.

1. You have employed Corcoran as a real estate broker with the exclusive right to sell the proprietary lease and all shares of stock allocated to and associated with the Property (collectively the "Proprietary Lease and Shares"). You represent that you are the sole owner of the Proprietary Lease and Shares.

2. This agreement shall be effective as of February 12th, 2026. It shall continue in full force and effect until July 12th, 2026.

3. You authorize Corcoran to offer the Proprietary Lease and Shares for sale at a price of $625,000 or such other price as you may direct. You further authorize Corcoran to represent that the maintenance associated with the Proprietary Lease and Shares is $2,508 per month.

4. Compensation. **Real Estate Broker commissions are not set by law and are fully negotiable.** If, during the term of this agreement, the Proprietary Lease and Shares are sold (i.e., becomes subject to an executed purchase agreement), you shall pay compensation as follows, and such compensation shall be due at the closing of the sale of the Proprietary Lease and Shares, whether such closing occurs during the term of this agreement or after:

    a. Corcoran Compensation: When the Buyer chooses to be unrepresented by a brokerage firm, Corcoran's compensation shall be 5 % of the Proprietary Lease and Shares' final sales price. When the Buyer chooses to be represented by a broker, which may include Corcoran if the buyer is represented by an agent of Corcoran, Corcoran's compensation in connection with the listing side shall be 2.5 % of the Proprietary Lease and Shares' final sales price.

    b. Compensation shall be due and payable whether the Proprietary Lease and Shares are sold to (a) an independent third party; (b) to the Board of Managers or Directors of the building in which the Property is located (exercising its right of first refusal), if applicable, or (c) to a current lessee of the Property. The compensation provided for herein shall be due in the event of a conventional purchase of a fee simple interest in the Proprietary Lease and Shares, a transfer of equity of the entity that owns the Proprietary Lease and Shares, an auction of the Proprietary Lease and Shares, and any other transaction, however characterized, by which equity in the Proprietary Lease and Shares, or any controlling portion thereof, is transferred to a buyer for consideration.

5. Corcoran is authorized (1) to solicit the cooperation of other licensed real estate brokers who will act as agents for the prospective purchasers, and (2) to work with them on a cooperating basis for the sale of the Proprietary Lease and Shares. You agree that we may delay the invitation of the cooperation of other brokers and any other marketing of the Property for up to five business days after you countersign this agreement, so that we may prepare marketing materials appropriate for the Property.

6. During the term of this exclusive agreement, you agree to refer any inquiries, proposals, and offers you receive concerning the Property (collectively, "Inquiries") to Corcoran, whether the Inquiries come from principals, other brokers, or any other third party. You further agree to conduct all negotiations regarding the sale or other disposition of the Proprietary Lease and Shares solely and exclusively through Corcoran.

7. During the term of this agreement, unless otherwise agreed upon by Corcoran and you in writing, the Proprietary Lease and Shares shall only be offered for sale. The Property shall not be made available for lease absent a sale of the Proprietary Lease and Shares in accordance with this agreement.

8. Within seven (7) business days after the expiration of the listing term, we shall deliver to you a list of no more than six (6) names of persons who visited the Property during the listing term. If within ninety (90) days after the expiration of the listing term a sales contract or lease for the Property is executed with one of the six (6) persons on the list, or any person or entity related to anyone on such list, we shall be entitled to the compensation, **if any**, set forth in paragraph 4 of this agreement. You represent and warrant that if a new exclusive listing agreement is executed with another exclusive broker (the "New Exclusive Broker"), you will notify the New Exclusive Broker (a) of this provision and (b) that Corcoran may negotiate directly with you with respect to the persons on the list during the ninety (90) day protected period.

9. In the event that you receive any settlement monies in connection with a buyer's default on a fully executed contract with all contingencies fulfilled, Corcoran will be entitled, payable upon such default, to 10% of said monies in addition to any amounts otherwise due under this agreement.

10. This agreement shall be governed by and subject to the laws and jurisdiction of New York.

11. This agreement shall bind and benefit the personal representatives, successors, and assigns of the parties.

12. Facsimile signatures shall be construed and considered original signatures for purposes of enforcement of the terms of this agreement. Same may be executed in counterparts and taken together shall constitute the whole of this agreement.

13. This agreement may not be changed, rescinded, or modified, except by a writing signed by both of us.

14. **At the time of closing, you may be required to deposit the broker's commission with the county clerk in the event that you do not pay the broker his or her commission as set forth herein. Your obligation to deposit the broker's commission with the county clerk may be waived by the broker.**

15. In the event that either party hereto undertakes any legal action to enforce its rights under this agreement, the prevailing party in such dispute shall be entitled to recover from the non-prevailing party all of its reasonable and documented legal fees (including but not limited to attorneys' fees), costs, and disbursements incurred in connection with such legal action.

16. In the event that the Proprietary Lease and Shares are sold pursuant to this agreement and a dispute concerning "procuring cause" of such sale arises, you agree to submit such dispute for arbitration before the Real Estate Board of New York ("REBNY"). You further agree to provide timely notice of such a dispute to Corcoran and comply with any reasonable requests from REBNY in connection with the arbitration of such dispute. This paragraph 16 shall survive termination of this agreement.

17. Existing Subsidiaries and Affiliates Limitation. Any provision of this Agreement that expressly obligates the Subsidiaries or affiliates of NRT New York LLC d/b/a The Corcoran Group shall apply only to those entities that are subsidiaries or affiliates of NRT New York LLC d/b/a The Corcoran Group as of the Effective Date. Such provisions shall not apply to any entity that becomes a subsidiary or affiliate of NRT New York LLC d/b/a The Corcoran Group after the Effective Date.

* * * * EXPLANATION * * * *

An "exclusive right to sell" listing means that if you the owner of the property, find a buyer for your house, or if another broker finds a buyer, you must pay the agreed commission to the present broker. An "exclusive agency" listing means that if you, the owner of the property find a buyer, you will not have to pay a commission to the broker. However, if another broker finds a buyer, you will owe a commission to both the selling broker and your present broker.

DS
BP
__________ (owner's initials)

* * * * SPECIAL LEAD PAINT NOTIFICATION * * * *

If your property was built before 1978, you have an obligation to disclose to the Purchaser and the Purchaser's agent all information known to you regarding the presence of lead-based paint and lead-based paint hazards within this target housing. All information known to the Seller's agent regarding the presence of lead-based paint and lead-based paint hazards within this target housing will be disclosed to the Purchaser. Federal laws require that the Purchaser be given a 10 calendar day period (unless otherwise agreed in writing) to conduct a risk assessment or inspection for the presence of lead-based paint before becoming obligated under the Contract of Sale to purchase the target housing.

* * * * FAIR HOUSING NOTIFICATION * * * *

Corcoran is committed to upholding the city, state and federal Fair Housing requirements prohibiting discrimination.

Please sign this letter where indicated below and return a copy to me at your earliest convenience. If you have any questions, don't hesitate to contact me.

Again, I appreciate your confidence in me and look forward to working with you.

Owner(s):

DocuSigned by:
Brooke Phelps
B4608BB4B6A2465

By (Sign): ____________________
Name (Print): Brooke Phelps
Date: February 16, 2026
Phone #:
Email: brooke9725@gmail.com

Signed by:
Linda Cleveland
A08ACEC129CA464...

Signed by:
William Cleveland
5E2FBB960C2D469...

By (Sign): ____________________
Name (Print): Linda & William Cleveland
Date: February 16, 2026 February 16, 2026
Phone #:
Email:

Agreed to:

DocuSigned by:
Denise Joseph
A84C430069B84E7...

By (Sign): ____________________
Name: Denise Joseph
Title: Senior Managing Director
Company: The Corcoran Group
Address: 794 Union Street
Brooklyn, NY 11215
Date: February 16, 2026

Also acknowledged by:

DocuSigned by:
Roni Rose
4724B7EE9F5A4C0...

By (Sign): ____________________
Name (Print): Ron Rose
Title: Licensed Associate Real Estate Broker
Company: The Corcoran Group
Date: February 16, 2026

Enclosures:
Confirmation of Offer of Compensation to Buyer's Broker
New York State Disclosure Form for Buyer and Seller
New York State Housing and Anti-Discrimination Disclosure Form
Affiliated Business Arrangement Disclosure Statement
Wire Fraud Warning

corcoran

Confirmation of Offer of Compensation to Buyer's Broker

Seller Name: Brooke Phelps, William & Linda Cleveland ("Sellers")

Property Address: 159 Madison Ave #9D (the "Property")

Date: February 12th 20 26

Brokerage compensation is not set by law and is fully negotiable.

This will confirm that The Corcoran Group ("Listing Broker") is authorized to display, promote, and convey, on behalf of Seller, the following offer of compensation to buyer's brokers ("Buyer Broker Compensation"):

2.5 % of the total purchase price or $ 15,625

Notice to Buyer's Broker

(a) The Buyer Broker Compensation is offered by Seller and not Listing Broker.

(b) Buyer's Broker and Buyer are solely responsible for including Seller's obligation for the Buyer Broker Compensation in any offer to purchase the Property, and failure to do so will result in Seller's offer of Buyer Broker Compensation becoming automatically void.

(c) Seller's obligation to pay the Buyer Broker Compensation shall not be binding or enforceable unless and until Buyer and Seller have entered into a binding purchase and sale agreement on terms acceptable to Seller, which agreement includes Seller's obligation for the Buyer Broker Compensation.

(d) The Buyer Broker Compensation is only due and payable by Seller if and when the transaction closes.

(e) Prior to closing, Seller may request a copy of Buyer's Broker's agreement with the Buyer ("Buyer Agreement") to confirm that Buyer's Broker is eligible to receive the full amount of the Buyer Broker Compensation. The Buyer Broker Compensation shall not exceed the amount set forth in the Buyer Agreement.

(f) Nothing herein shall in any way obligate Seller to consider or accept any offer to purchase the Property.

DocuSigned by:
Brooke Phelps
B4608BB4B6A2465...
February 16, 2026

Seller (Signature) Date

Signed by:
Linda Cleveland
A08ACEC129CA464...
February 16, 2026

Seller (Signature) Date

Signed by:
William Cleveland
5E2FBB960C2D469...
February 16, 2026

NEW YORK STATE OF OPPORTUNITY.
Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
https://dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This Form was provided by Ron Rose (Print Name of Licensee) of The Corcoran Group (Print Name of Company, Firm or Brokerage)

A licensed real estate broker acting in the interest of the:

☒ Seller as a (Check relationship below)
- ☒ Seller's agent
- ☐ Broker's Agent

☐ Buyer as a (check relationship below)
- ☐ Buyer's agent
- ☐ Broker's agent

☐ Dual Agent

☐ Dual Agent with designated sales agent

For advanced informed consent to either dual agency or dual agency with designated sales agents complete section below.

☐ Advanced informed Consent Dual Agency

☒ Advanced informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated Sales agents is indicated above: ______________________ Is appointed to represent the buyer; and Ron Rose is appointed to represent the seller in this transaction.

(I) (We) Brooke Phelps, Linda & William Cleveland Acknowledge receipt of a copy of this disclosure form.

Signature of ☐ Buyer(s) and/or ☒ Sellers(s):

Signed by: Linda Cleveland A08ACEC129CA464...

Signed by: William Cleveland 5E2FBB960C2D469...

DocuSigned by: Brooke Phelps B4608BB4B6A2465...

Date: February 16, 2026 February 16, 2026

Date: February 16, 2026

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.** Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: https://dhr.ny.gov/contact-us, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit https://dhr.ny.gov/fairhousing and https://www.dos.ny.gov/licensing/fairhousing.html.

This form was provided to me by Ron Rose (print name of Real Estate Salesperson/ Broker) of The Corcoran Group (print name of Real Estate company, firm or brokerage

(I)(We) Brooke Phelps, Linda & William Cleveland

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature DocuSigned by: Brooke Phelps B4608BB4B6A2465... Date: February 16, 2026

Buyer/Tenant/Seller/Landlord Signature Signed by: Linda Cleveland A08ACEC129CA464... Signed by: William Cleveland 5E2FBB960C2D469... Date: February 16, 2026

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

1/1/2026

corcoran

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Brooke Phelps
From **The Corcoran Group**
Property: 159 Madison Ave #9D

If this form is being provided to you as the seller then this form refers to the property being sold. If this form is being provided to you as a buyer or prospective buyer then this form refers to any property that you may consider purchasing with the assistance of The Corcoran Group.

Date: 2/12/2026

This is to give you notice that **The Corcoran Group** ("Broker"), a subsidiary of Anywhere Real Estate Inc., is part of the Anywhere Advisors family of real estate brokerage companies and has a business relationship with the companies listed below in this Statement. Anywhere Real Estate Inc. owns 100% of Anywhere Advisors LLC, which owns 100% of Broker. Anywhere Real Estate Inc. also owns 100% of each company listed below, except for (i) Guaranteed Rate Affinity LLC, in which Anywhere Integrated Venture Partner LLC has a 49.9% ownership interest (ii) the title insurance provider, [name of title company] in which [company x], a subsidiary of Anywhere Real Estate Inc., has a [x%] ownership interest and [law firm x/owner of law firm x] has a [x%] ownership interest (law firm ownership is only applicable in GA,NC and SC) (iii) Ojo Labs, Inc. in which Anywhere Real Estate Services Group LLC, a subsidiary of Anywhere Real Estate Inc., has a 10.2% ownership interest (iv) Notarize Inc., in which Anywhere Real Estate Services Group LLC has a 1.65% interest and (v) Concierge Auctions in which Anywhere Real Estate Services Group LLC (a subsidiary of Anywhere Real Estate Inc.) has a 50% interest in RESO-CA JV LLC which owns 80% of Concierge Auctions. Anywhere Real Estate Inc. also owns the franchisors of the BETTER HOMES & GARDENS® REAL ESTATE, COLDWELL BANKER®, COLDWELL BANKER COMMERCIAL®, CENTURY 21®, CORCORAN®, ERA®, AND SOTHEBY'S INTERNATIONAL REALTY® franchise systems. Because of these relationships, Broker's referral of business to any of the companies listed below may provide Broker, Anywhere Real Estate Inc., Anywhere Advisors LLC, the franchisors owned by Anywhere Real Estate Inc., and/or their employees, affiliates, or any other related parties noted herein a 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 providers as a condition of the purchase or sale of your 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.

COMPANIES	SETTLEMENT SERVICES	ESTIMATE OF CHARGES OR RANGE OF CHARGES
Guaranteed Rate Affinity LLC Provides a full range of residential first mortgage loan products and services. Operating in the state of New York as GR Affinity, LLC in lieu of the legal name Guaranteed Rate Affinity, LLC.	Loan origination fee* Loan discount fee/points* Application fee* *Loan origination fee names and amounts may vary based on state law and regulations.	$1,490-$1,640.00 0% - 5% of loan amount $0-$150.00 *Loan origination fee names and amounts may vary based on state law and regulations.
Anywhere Insurance Agency, Inc. Provides insurance agency services for homeowner's insurance.	Homeowner's insurance premium	$2.00 - $6.00 per thousand dollars of replacement cost of dwelling
[Anywhere Integrated Entity] Provides handling of all details in transferring the property in accordance with the real estate contract.	Settlement/escrow fee Document preparation / processing fee	

Title Resources Guaranty Company [only include in markets where there is no Anywhere Integrated Title Agency] Insures against loss due to certain title defects.	Title insurance premium	
Anywhere Leads Services, Inc. Provides broker network management and operates real estate referral programs. **Cartus Corporation** Provides relocation, assignment and cooperative real estate brokerage services to its corporate and government clients and its network of real estate brokerage companies.	Cooperative real estate brokerage commission Cooperative real estate brokerage commission	The Anywhere Leads Management Services (ALMS) referral commission varies, but is generally paid to ALMS (a licensed real estate broker) by a real estate broker as a percentage (typically, 37.5%-42.5%) of the real estate commission. The Cartus referral commission varies, but is generally paid to Cartus (a licensed real estate broker) by a real estate broker as a percentage (typically, 37.5% -42.5%) of the real estate broker's commission on a transaction side, plus $100, and may be shared by Cartus with other brokers.
Other Anywhere Advisors LLC Real Estate Brokerage Companies and Other Franchisees In certain markets other Anywhere Advisors LLC subsidiaries provide real estate brokerage services under [Coldwell Banker, Corcoran, Sotheby's International Realty] tradenames. Also note that in other markets, franchisees of Anywhere Real Estate Inc. subsidiaries provide real estate brokerage services as franchisees of Better Homes & Gardens, Coldwell Banker, Coldwell Banker Commercial, Century 21, Corcoran, ERA and Sotheby's International Realty.	Real estate brokerage commission Cooperative real estate brokerage commission	3 – 10% of sales price of the property depending on multiple factors including type of property, transaction side, services, region and transaction structure. However, commissions vary per agreement with each customer and may be negotiated, in whole or in part, as fixed amounts, such as a fixed amount in lieu of all or part of a percentage, or an amount such as $100 - $1000 in addition to a percentage. In addition, referral commissions vary, but are generally paid by a real estate broker as a percentage (approximately 25% - 50%) of the real estate broker's commission on a transaction side.
Ojo Labs, Inc. Provides artificial intelligence technology to validate and incubate real estate leads, i.e. digital real estate assistant, and cooperative real estate brokerage services.	Cooperative real estate brokerage commission	The Ojo Labs (Ojo) referral commission will be paid to Ojo (a licensed real estate broker) by a real estate broker as a percentage (in this case, 17.5%) of the real estate broker's commission on a transaction side.
Concierge Auctions Provides global luxury real estate auction marketplace.	Buyer's Premium Starting Bid Incentive	12% of either (a) the high bid for property at auction or (b) the purchase price of property sold outside of auction, in either case, not less than $200,000. If applicable, can reduce the Buyer's Premium by 50%.
Notarize Inc Provides remote online notarization services	Remote Notary Network Fee	$25-$100

In addition to the affiliated business relationships described above, Broker has a business arrangement with Assurant Home Warranty ("Assurant"). While Broker, Anywhere Real Estate Inc., and Anywhere Advisors LLC, including their subsidiaries and affiliates, do not have any ownership interests in Assurant, they may receive fees from Assurant in return for their performance of services.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Broker is referring me/us to purchase the above-described settlement service(s) and that Broker, Anywhere Real Estate Inc., Anywhere Advisors LLC, their employees and/or subsidiaries and affiliates may receive a financial or other benefit as the result of this referral.

DocuSigned by:
Brooke Phelps
B4608BB4B6A2465...

February 16, 2026

Buyer's or Seller's Signature **Date**

Signed by:
Linda Cleveland
A08ACEC129CA464...

Signed by:
William Cleveland
5E2FBB960C2D469...

February 16, 2026

Buyer's or Seller's Signature **Date**

corcoran

WIRE FRAUD WARNING

Criminals engaged in identity theft and wire fraud frequently target the email accounts of parties involved in real estate transactions (e.g., lawyers, title agents, mortgage brokers, real estate agents), since these communications can be a source of highly sensitive, personally identifiable information. Among other strategies, these criminals have been known to provide instructions on making payments via wire transfer, causing consumers unknowingly to divert funds to the criminals' bank account. These emails may masquerade as legitimate communication from the proper party, but they are a fraud designed to enable theft.

Corcoran strongly recommends that you, your lawyers and other professionals working on your transaction, refrain from placing any sensitive personal and/or financial information in an email, directly or through an email attachment. When you need to share Social Security numbers, bank accounts, credit card numbers, wiring instructions or similar sensitive information, **use more secure means** such as providing the information in person, over the phone, or through secure mail or package services. In addition, **before you wire funds to any party** (including your lawyer, title agent, mortgage broker, or real estate agent) **personally call them to confirm that the transaction is legitimate** (i.e., confirm the ABA routing number or SWIFT code and credit account number). Call them at a number that you have obtained on your own (e.g., from the sales contract, their website, etc.) to confirm that you are contacting the intended party; do **not** use the phone number provided in the email.

DocuSigned by:
Brooke Phelps
B4608BB4B6A2465...

Client/Customer Signature

Signed by:
William Cleveland
5E2FBB960C2D469...

Signed by:
Linda Cleveland
A08ACEC129CA464...

Client/Customer Signature