



**COMMISSION AGREEMENT  
WITH SELLER**

Re: Commission Agreement for 1695 E 45th St, Brooklyn, NY 11234 : (the "Property")

Dear \_\_\_\_\_ :

You, \_\_\_\_\_ ("you" or "Seller"), hereby agree to pay Compass RE NY, LLC d/b/a Compass ("Compass") the commission set forth below in connection with Compass procuring the Purchaser for the sale of the Property. Purchaser shall mean any individual introduced by Compass to the Property, during a period of \_\_\_\_\_ months from the execution of this agreement.

If, as and when title closes for the sale of the Property to Purchaser, you will pay Compass at closing (i) \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the Property's total sale price if a co-broker (including another agent of Compass) represents the buyer, with such amount to be split by Compass with the co-broker, or (ii) \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the total sale price if no other broker represents the buyer. In the event the sale fails to close, no commission will be due except in the case of the willful default of Seller.

In the event the sale fails to close, no commission will be due except in the case of the willful default of Seller. In the case of a willful default by Seller, the commission shall be deemed earned and due immediately.

Compass represents and warrants that it is a duly licensed broker under the laws of the State of New York. You and Compass each represent and warrant that you are each duly authorized to enter into this Agreement.

**AGREED TO AND ACCEPTED BY:**

Patrick Charles

Seller's Signature:

Date: 06/01/2024

Seller's Signature:

Date:

Compass Authorized Signatory:

Date:

Linda Nader

Compass Agent:

Date: 06/01/2024