REALTORS®

LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall *not* be uploaded to the Multiple Listing Service)

Seller(s): **Elizabeth England, Dennis J Pick Jr**.

Listing Broker: _____.

Property Address: **354 Park Avenue, Frederick, MD 21701**.

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated. In this agreement, "Seller" includes "Landlord"; "Buyer" includes "Tenant"; and "Contract of Sale" includes "Lease."

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of $_____ or **2.500** % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of $_____ or **zero** % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature **Date**

Buyer Signature **Date**

Buyer Signature **Date**

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature **Date**

Re/Max Results

Listing Broker (Company Name)

Signed by:
Lauren Olson 10/9/2026
724BE2E10BA54E4...

Listing Broker/Authorized Representative Signature **Date**

Signed by:
ELIZABETH ENGLAND 10/9/2026
3A4C2E1A4B4E4E5...

Seller Signature **Date**

Elizabeth England

Signed by:
Dennis Pick 10/9/2026
07371D5220404F5...

Seller Signature **Date**

Dennis J Pick Jr

Copyright 2025 Maryland REALTORS®. For use by REALTOR® members of Maryland REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior express written consent of Maryland REALTORS®.