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BROKERAGE FEE OFFER ACKNOWLEDGEMENT

(Form Approved by Dayton REALTORS®)

Seller's Broker: Irongate Inc., Realtors **Seller:** Marva Burkes

Real Estate Address/Brief Description: 417 Sandalwood Dr.

Buyer's Broker: Irongate Inc. Realtors **Prospective Buyer:** _____

In connection with the proposed sale of the Real Estate, Seller has authorized the Seller's Broker to make the following offer of compensation to the Buyer's Broker or representative (any blanks herein shall be construed as "Zero"):

$_____ to be paid out of Seller's Broker's Fee*; AND

Two % of the final sale price of the Real Estate to be paid out of Seller's Broker's Fee*; AND

$_____ to be paid by Seller in addition to Broker's Fee†; AND

_____ % of the final sale price of the Real Estate to be paid by Seller in addition to Broker's Fee†.

*Any offer of compensation to Buyer's Broker or representative that is designated and agreed herein "to be paid out of Seller's Broker's Fee" shall be directly paid by Seller to Buyer's Broker or representative at closing, and the actual amount paid shall reduce the Fee paid by Seller to Seller's Broker by an equal amount. While this amount *may be* further incorporated into the contract to purchase and acknowledged and agreed between the parties, it is not required in order for this offer of compensation to be accepted by Buyer's Broker. This amount shall be paid to Buyer's Broker at closing, even if not otherwise incorporated into the contract to purchase.

†Any offer or other agreement of compensation to Buyer's Broker or representative that is not designated and agreed herein "to be paid out of Broker's Fee", and/or that is designated and agreed herein to be paid "in addition to Broker's Fee" shall be directly paid by Seller to Buyer's Broker or representative at closing, and the actual amount paid shall not change or impact the Fee paid by Seller to Seller's Broker. To be accepted, this offer of compensation to a Buyer's Broker *must be* further incorporated into the contract to purchase and acknowledged and agreed between the parties in order to be paid.

It is expressly understood and agreed that the herein-stated offer does not prohibit Buyer from making an offer to purchase the Real Estate under different terms and conditions than offered by Seller.

Notwithstanding anything stated herein to the contrary, **any** fee paid to Buyer's Broker (whether out of Seller's Broker's Fee or otherwise) **shall not exceed** the amount of compensation separately negotiated and agreed to be paid by Buyer to Buyer's Broker. Buyer's Broker expressly represents and warrants that Buyer's Broker does have a binding representation agreement with Buyer, dated:_____and that the total compensation/fee due to Buyer's Broker under such agreement is $_____ AND _____ % of the final sale price of the Real Estate AND $_____Technology/Administrative Support Services/Additional Commission Fee. (Any blanks herein shall be construed as "Zero".)

This Acknowledgement shall not be construed to create an agency relationship between any broker or a buyer or seller. Any agency relationship created between a broker and a buyer or seller shall be established under separate agreement and shall be disclosed to the Buyer and Seller in accordance with Ohio law.

This Acknowledgement is subject to all applicable rules, regulations and procedures of Dayton REALTORS®. This Acknowledgement may be supplied for informational purposes to any title company, lender or other person preparing closing documents or handling the closing.

Seller's Broker: **Buyer's Broker:**

By: Bob Estelle dotloop verified 07/03/25 12:28 PM EDT KGLL-7H2K-ZHBV-XFT7 By: _____

Date: _____ Date: _____

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