

BUYER'S BROKER COMPENSATION EXHIBIT

Exhibit " \_\_\_\_\_ "



2025 Printing

(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: \_\_\_\_\_ 245 Federal Street, Athens, GA 30607 \_\_\_\_\_, Georgia ("Agreement").

For and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

1. Compensation Being Offered to Buyer's Broker. The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:

A. Compensation Paid by Seller to Buyer's Broker. The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:

- Checked box: three percent ( 3 %) of the sales price;
Unchecked box: \$ \_\_\_\_\_;
Unchecked box: (other) \_\_\_\_\_

B. Compensation Shared by Seller's Broker with Buyer's Broker. Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:

- Unchecked box: \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the sales price;
Unchecked box: \$ \_\_\_\_\_;
Unchecked box: (other) \_\_\_\_\_

2. General.

- A. Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
B. Any licensee signing this Buyer's Broker Compensation Exhibit ("Compensation Exhibit") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Exhibit.
C. Once this Compensation Exhibit is initialed, it cannot be further modified (even by special stipulation or a later amendment to this Exhibit) without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
D. The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

Additional Special Stipulations (F246) are attached.

[INITIALS ON FOLLOWING PAGE]

1 Buyer's Initials

Date

2 Buyer's Initials

Date

3 Buyer's Broker's Initials

Date

BM-SIGNED  
97834...  
CPS

1 Seller's Initials

Nov 13, 2025

Date

BM-SIGNED  
24486...  
AWS

2 Seller's Initials

Nov 13, 2025

Date

BM-SIGNED  
88434...  
EM

3 Seller's Broker's Initials

Nov 12, 2025

Date