

COOPERATING BROKER COMPENSATION AGREEMENT**CBC****(NOT TO BE USED AS ADDENDUM TO AGREEMENT OF SALE)**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 Any change in the cooperating broker compensation identified below must be agreed upon prior to the submission of any
 2 terms or written offers to purchase the Property.

3 PROPERTY 5029 Westbury Farms Drive, Erie, PA 16506

4 BUYER _____

5 SELLER _____

6 Listing Broker (Company Name): Pennington Lines Real Estate

7 Selling Broker (Company Name): _____ is the
 8 Buyer Agent Transaction Licensee working with Buyer Subagent for Seller

9 Listing Broker's offer of compensation, 2.5% of Purchase Price, is accepted;

10 OR

11 Listing Broker's offer of compensation is modified and Listing Broker agrees to pay to Selling Broker _____ of
 12 Purchase Price.

13 LISTING BROKER (Company name) Pennington Lines Real Estate

14 ACCEPTED BY Patrick Groner Jr

DATE 01/20/2026

Patrick Groner Jr.

15 COOPERATING BROKER (Company name) _____

16 ACCEPTED BY _____

DATE _____



Pennsylvania
Association of
Realtors®

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6/04