

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 _____



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6/04