

COOPERATING COMPENSATION AGREEMENT - RENTALS

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, IT IS RECOMMENDED THAT YOU CONSULT WITH AN ATTORNEY BEFORE SIGNING.

PROPERTY ADDRESS: 105 Crotona Ave Unit 3 Harrison

LANDLORD(S): Tom Vabero

LISTING BROKER: CS Realty & Relocation Services, Inc.

TENANT(S): _____

COOPERATING BROKER: _____

ALL PARTIES UNDERSTAND AND ACKNOWLEDGE THAT COMPENSATION IS NOT SET BY LAW, HUDSON GATEWAY ASSOCIATION OF REALTORS® ("HGAR"), OR ONEKEY® MLS, LLC ("ONEKEY® MLS") AND THAT ALL COMPENSATION IS FULLY NEGOTIABLE.

 _____ ALL PARTIES TO INITIAL

1. The COOPERATING BROKER is acting as **TENANT'S AGENT**:

LANDLORD understands that COOPERATING BROKER is acting as a TENANT'S AGENT and is acting in the best interest of the TENANT(S), and does not represent LANDLORD. COOPERATING BROKER has been authorized by the TENANT to receive the cooperating compensation set forth below from the LANDLORD.

2. The undersigned LANDLORD, THROUGH ITS AUTHORIZED AGENT,

agrees to pay the undersigned COOPERATING BROKER upon the lease signing of the above-described property the following commission **ZERO** % of the monthly rental price of the property

The compensation shall be payable to the COOPERATING BROKER at the time of lease signing or after the funds have cleared listing agents account.

3. **ADDITIONAL TERMS:** _____

5. DISPUTE RESOLUTION

[b] CLASS ACTION WAIVER. BROKER, COOPERATING BROKER, LANDLORD and TENANT agree that any and all claims pursued against each other shall be pursued through the mediation, and binding arbitration process contained in this Paragraph 5, and not through litigation, or as a part of any purported class, collective, representative, or consolidated action. BROKER, COOPERATING BROKER, LANDLORD and TENANT hereby waive their right to commence any lawsuit, become a party to or remain a participant in any group, representative, class collective or hybrid class/collective or group action in any court, arbitration proceeding, or any other forum, against the other. This Class Action waiver shall supersede any contrary agreements, statements or rules in the NAR Arbitration Manual. This waiver of class action claims and proceedings is an essential and material term of this AGREEMENT.

A / / [ALL PARTIES TO INITIAL].

LANDLORD(S): THOMAS VARGAS

Date: 7/7/25

LISTING BROKER: CS Realty & Relocation Services, Inc

Date: _____

TENANT(S): _____

Date: _____

COOPERATING BROKER: _____

Date:

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