

COOPERATIVE COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

"Seller": RITESH PAUDEL, ROSHA POKHAREL
"Buyer":
"Property": 308 Cherry Birch Ct., Holly Springs, NC 27540

- 1. FEE: (Check Only One) [X] Seller or [] Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the "Fee"), subject to the terms of this agreement: [X] 2.400 % of the gross sales price; [] A flat fee of \$; or, [] Other:
2. PAYMENT: The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the "Contract") during the term of this agreement.
3. TERM, EFFECTIVENESS, AND EXPIRATION: This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or May 22, 2026, unless the Fee has been earned prior to such date.
4. MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW: This Agreement represents the entire agreement of the parties hereto.

DO NOT UPLOAD FORM 220 TO THE MLS. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Form with signature lines for Listing Firm (Team Anderson Realty, Melody Brooks), Seller (Ritesh Paudel, Rosha Pokharel), and Buyer. Includes fields for Name (Print), Title, and Date.



NC REALTORS®

Team Anderson Realty, 209 Afford Street Holly Springs NC 27540
Melody Brooks



STANDARD FORM 220
Revised 10/2025
© 10/2025