

UNREPRESENTED SELLER DISCLOSURE AND FEE AGREEMENT
(Selling Agent Represents the Buyer)

This Agreement is entered into on (Date) February 1, 2023, by and between
Garren G Zuck, Vanessa A Zuck as "Seller", and
Keller Williams Innovate Realty ("Firm")

RECITALS:

A. Seller is the owner of property commonly known as 167 Hydrangea Lane
Hampstead, NC 28443 (the "Property").

B. Seller is endeavoring to sell the Property without the assistance of a licensed real estate agent; however, Firm has a client,
Andrew T Spencer, Ashlee N Spencer ("Client") who would like to see the
Property.

C. If Seller sells the Property to Firm's Client, Seller agrees to pay Firm a fee of 2.5% of the purchase price
("Fee").

D. THE AGENT (FIRM) SHALL CONDUCT ALL BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY. FURTHER, REALTORS® HAVE AN ETHICAL DUTY TO CONDUCT SUCH ACTIVITIES WITHOUT RESPECT TO THE SEXUAL ORIENTATION OR GENDER IDENTITY OF ANY PARTY OR PROSPECTIVE PARTY.

Accordingly, the parties agree as follows:

1. **FEE:** The Fee will be deemed earned if Seller enters into a contract to sell the Property to Firm's Client at any time within
60 days from the date Seller signs this Agreement. Once earned, the Fee will be due and payable at the earlier
of closing or Seller's failure to sell the Property as a result of Seller's default on the contract. HOWEVER, if, prior to the expiration of
this Agreement and the execution of a contract to sell the Property, Seller enters into a valid listing agreement with any real estate
firm, Seller shall NOT be obligated to pay the Fee if the listing firm offers compensation to Firm through a multiple listing service or
otherwise.

2. **BUYER AGENCY:** Seller acknowledges that Firm is the agent representing Client with respect to the Property. As the agent of
Client, the Firm has the duty to act on behalf of the Client, and will not be acting on behalf of Seller. This duty requires that all
information regarding this transaction given to the Firm by Seller be disclosed to Client. For example, if Seller discloses to Firm that
Seller is compelled by outside circumstances to sell by a certain date, or that Seller is prepared to lower the price, the Firm would be
required to disclose this information to Client. Seller is advised to keep this in mind when communicating with Firm. By signing this
Agreement, Seller acknowledges that this Client agency relationship has been previously orally disclosed to Seller when Firm first
discussed an appointment to show Property to Client.

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