

Broker Compensation Addendum

Pondella Professional Park • 68–72–76 Pondella Rd, North Fort Myers, FL 33903

Listing Brokerage / Contact

Brokerage: Sellstate Real Estate

Listing Agent: Laurel Paula, Licensed REALTOR® (Florida)

Contact: C: 404-944-2035 E: laurelpaula76@gmail.com

Cooperating Broker Compensation

Compensation Type	Amount (\$/%)	Notes
Buyer/Tenant Agent Comp	3 %	Based on total lease value
Transaction Broker Comp	2.5 %	When cooperating agent acts as Trans Broker
Non-Rep (Referral) Comp	1 %	Referral-only licensed agents
Bonus Amount	\$500	For fully executed lease on/before 9/1/2026

Florida Brokerage Disclosures & Terms

- **Representation:** Florida is a *Transaction Brokerage* state (F.S. §475.278). **Dual Agency is not permitted.** This listing is offered under Transaction Brokerage; limited representation may be provided to both parties without fiduciary duties to either.
- **Variable Rate Commission: No.** Commission rates above are fixed and do not vary based on procuring cause by the listing brokerage.
- **Cooperation:** Compensation is offered only to Florida-licensed real estate brokerage entities and MLS Participants in good standing.
- **Payment:** Commissions are due and payable upon full execution of lease and satisfaction of conditions stated in the lease and this addendum, unless otherwise agreed in writing by the parties.
- **W-9 / Brokerage Status:** Cooperating broker must provide a current W-9 and proof of licensure to receive compensation.
- **Confidentiality:** Confidential financials (if any) may require a signed NDA at owner's discretion.
- **Fair Housing / Equal Opportunity:** Property is marketed in compliance with all Fair Housing and Equal Opportunity laws.
- **FIRPTA:** Not applicable to this lease transaction (sale withholding rules do not apply).
- **Disclaimer:** All compensation is negotiable and subject to a separate written agreement. Information deemed reliable but not guaranteed.

Acknowledgment

By presenting or submitting an offer, cooperating broker acknowledges and agrees to the compensation and terms herein, unless superseded by a fully executed written agreement among the parties.