



## Rider to Exclusive Sale Agreement

347 West 57 Street, #25AB, NY, NY 10019 (the "Property")

This rider is attached and made a part of the exclusive agreement dated on or about August 29, 2025 between you, Bruce Katz, the owner of the Property, and Compass, your exclusive broker, in connection with the sale of the Property. Notwithstanding anything to the contrary contained in the agreement, you and Compass agree to the changes and / or additions outlined below. These additions shall be made valid as if they were included in the body of the agreement.

In the event that You cancel this Agreement, You withdraw the Property from sale prior to the expiration of the Term, then You will reimburse Compass for the actual costs of Advertising, including but not limited to photography (still and virtual), video(s), production of floor plan(s), print/web/mobile/TV ads, etc. (the "Advertising Costs"). Compass shall furnish You with copies of any and all invoices of the Advertising Costs and You will be required to pay to Compass the amount of the Advertising Costs within ten (10) business days of Your receipt of the invoices.

Amending paragraph 2: The end date of the Term shall be four months from the public activation of the listing. If a contract of sale for the Property is executed during the Term and this listing agreement expires while you are in a fully executed contract of sale and before closing, then this agreement will automatically extend for 90 days.



Accepted and agreed to:

DocuSigned by:  
  
3EBA60D5AC244FB...

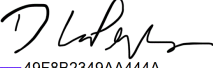
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Seller's Signature  
Bruce Katz  
Date 8/30/2025

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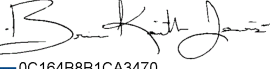
Seller's Signature

Date

Signed by:  
  
49F8B2349AA444A...

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Compass Authorized Signatory  
Donna LaPerla  
Date 9/2/2025

DocuSigned by:  
  
0C164B8B1CA3470

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Compass Agent Signature  
Brian K. Lewis  
Date 9/2/2025





## Condominium Listing Agreement Exclusive Right to Sell

Date August 29, 2025

Client Name Bruce Katz

Address 347 West 57 Street, #25AB, NY, NY 10019

Email Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Address (the "Property") 347 West 57 Street, #25AB

Dear Bruce

Thank you for choosing Compass RE NY, LLC d/b/a Compass as your exclusive agent with the exclusive right to sell the Property.

1. **Sale Price & Monthly Charges.** You authorize Compass to offer the Property for sale for \$ 2.695M \*placeholder. You represent that the monthly common charges are \$ TBD and the annual real estate taxes are \$ TBD.
2. **Term.** This agreement is effective on the date the agreement is fully executed through See Rider (the "Term"), after which the Term may be extended by mutual written consent of the parties. If prior to expiration of this agreement, you have entered into a contract of sale for the Property, the Term shall be extended to the earlier of (i) the termination of the applicable contract of sale, or (ii) the date of closing of the Property. If, after the Term, you sign a new exclusive agreement with another broker, you must notify the new broker of your obligations pursuant to Paragraphs 4 and 5 of this agreement. You authorize Compass to contact you directly if, after the Term, a Protected Purchaser informs Compass that it wants to purchase the Property.
3. **Advertising.** Compass and its agent(s), Brian K. Lewis, will photograph and show the Property, accompany potential purchasers and co-brokers, and report activity to you. You direct Compass to begin advertising the Property publicly on or about ASAP, upon which the listing will simultaneously be disseminated to all REBNY members over the RLS per REBNY rules. No other advertising by you or a third party is permitted unless Compass provides written consent.
4. **Compensation. Real estate commissions are fully negotiable and not set by law.** If the Property is sold during the Term you agree to pay compensation as follows:
  - A. **To Compass as Listing Broker:** 2 % of the Property's final sales price; and
  - B. **To Buyer Brokerage Firm (which may include Compass):** 2 % of the Property's final sales price; or
  - C. **To Compass as Listing Broker and with an unrepresented Direct Buyer:** 4 % of the Property's final sales price.

For the avoidance of doubt, the total commission you will pay shall in no event exceed 4 % of the Property's final sales price. You agree that the offer to compensate Buyer Brokerage Firm may not be rescinded, withdrawn or reduced within the 72 hours after Buyer Broker or Buyer notifies Compass or you of their intention to submit an offer to purchase the Property to Compass or you. In all other instances, this offer of compensation may only be modified in writing and agreed upon by Buyer and Buyer Brokerage Firm. Buyer Brokerage Firm is an intended beneficiary of this Listing Agreement.

Compensation shall be due and payable whether the Property is sold to (a) an independent third party; (b) to the Board of Managers or Directors of the building in which the Property is located (exercising its right of first refusal), or (c) to a current lessee of the Property.

5. **Protected Purchasers.** In addition to Section 4 above, Compass will provide you with a list of no more than six (6) individuals introduced to the Property during the Term (each a "Protected Purchaser") within seven (7) business days of the Term's end. If a lease or contract of sale for the Property is entered into with anyone on that list or with their related parties (individuals or entities) within thirty (30) days of the Term's end, you will pay Compass the commission set forth above.
6. **Lease Commission.** If the Property is leased during the Term, You shall pay Compass one month's rent (8.33% of the annual rent) as commission.
7. **Buyer Default.** In the event you receive any money in connection with a buyer's default on a fully executed contract of sale for the Property, you will pay Compass ten percent (10%) of the amount you receive. This payment is non-refundable and will be due in addition to other amounts due under this agreement. If a co-broker is involved in the sale, Compass will share this amount with the co-broker as directed by you.
8. **DISCLOSURE PURSUANT TO REAL PROPERTY LAW SECTION 175.24(B).** AN "EXCLUSIVE RIGHT TO SELL" MEANS THAT IF YOU, THE OWNER OF THE PROPERTY, FIND A BUYER FOR THE PROPERTY, OR IF ANOTHER BROKER FINDS A BUYER, YOU MUST PAY THE AGREED UPON COMMISSION TO COMPASS. AN "EXCLUSIVE AGENCY" MEANS THAT IF YOU, THE OWNER OF THE PROPERTY, FIND A BUYER, YOU WILL NOT HAVE TO PAY A COMMISSION TO COMPASS. HOWEVER, IF ANOTHER BROKER FINDS A BUYER, YOU WILL OWE A COMMISSION TO BOTH THE SELLING BROKER AND TO COMPASS. **THIS AGREEMENT GRANTS COMPASS AN EXCLUSIVE RIGHT TO SELL.**
9. **Miscellaneous.**
  - a. You represent that you own the Property and are authorized to enter into this agreement, subject to the Condo Board waiving its right of first refusal. If applicable, you authorize Compass to contact the Condo Board in connection with this agreement.
  - b. If, at any time, you receive an e-mail communication that (i) requests sensitive financial information or provides wire transfer instructions, and (ii) purports to come from your listing agent, a Compass representative, or other third party, it may be fraudulent. Please take caution not to provide sensitive information without independently confirming the legitimacy of any such request.
  - c. You acknowledge that Compass has informed you of your responsibility to ensure compliance with the Federal Lead Paint Disclosure Law.
  - d. Compass RE NY, LLC d/b/a Compass is a duly licensed real estate broker under New York state law and provides housing opportunities to all persons in compliance with Federal, State and local Fair Housing laws.
  - e. Each party agrees to submit to binding arbitration through the American Arbitration Association in New York City for any dispute.
  - f. If any action at law is necessary to enforce the compensation provision of this agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other relief to which such party may be entitled.
  - g. A waiver given by Compass on any one occasion is effective only in that instance and will not be construed as a waiver of any right on any other occasion. If a provision of this agreement is deemed invalid, illegal or otherwise unenforceable, the remaining provisions shall in no way be affected.
  - h. PURSUANT TO THE REAL PROPERTY LAW SECTION 294-B, EFFECTIVE JANUARY 1, 2009, COMPASS WILL HAVE THE RIGHTS SET FORTH IN REAL PROPERTY LAW SECTION 294-B, WHICH PROVIDES THAT AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE TOTAL COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT YOU DO NOT PAY THE TOTAL COMMISSION AS SET FORTH HEREIN. YOUR OBLIGATION TO DEPOSIT THE TOTAL COMMISSION WITH

THE COUNTY CLERK MAY BE WAIVED BY COMPASS AND ANY CO-BROKER, IF APPLICABLE.

- i. This agreement: (i) represents the entire agreement between the parties and supersedes any previous oral or written agreements; (ii) may only be modified in a writing signed by both parties; (iii) is binding upon all successors and assigns; (iv) is governed by New York state law; (v) may be executed in one or more counterparts, including via electronic signatures.

Accepted and agreed to:

DocuSigned by:  
  
35FA60D5AC2445B

Seller's Signature Name: **Bruce Katz**  
Date: 8/30/2025

Signed by:  
  
4058B2240AA444A

Compass Authorized Signatory  
Sales Manager's Name: **Donna LaPerla**  
Date: 9/2/2025

Seller's Signature Name:  
Date:

DocuSigned by:  
  
0C164B8B1CA3470

Compass Agent Signature  
Agent's Name: **Brian K. Lewis**  
Date: 9/2/2025



# Division of Licensing Services

New York State  
**Department of State**  
**Division of Licensing Services**  
 P.O. Box 22001  
 Albany, NY 12201-2001  
 Customer Service: (518) 474-4429  
<https://dos.ny.gov>

## New York State Disclosure Form for Buyer and Seller

### THIS IS NOT A CONTRACT

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

### Disclosure Regarding Real Estate Agency Relationships

#### Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

#### Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

#### Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

#### Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

#### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Brian K. Lewis of Compass  
*(Print Name of Licensee)* *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

- Seller as a *(check relationship below)*
- Buyer as a *(check relationship below)*
- Seller's Agent
- Buyer's Agent
- Broker's Agent
- Broker's Agent
- Dual Agent
- Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance Informed Consent Dual Agency
- Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) Bruce Katz acknowledge receipt of a copy of this disclosure form:

Signature of { } Buyer(s) and/or { X } Seller(s):

DocuSigned by:  
Bruce Katz  
3EBA60D5AC244FB...

\_\_\_\_\_  
\_\_\_\_\_

Date: 8/30/2025

Date: \_\_\_\_\_



## Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

### **New York State Housing and Anti-Discrimination Disclosure Form**

Federal, State and local Fair Housing and Anti-discrimination Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing and Anti-discrimination Laws.

#### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

#### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

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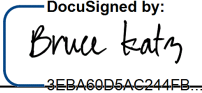
## New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Brian K. Lewis (print name of Real Estate Salesperson/  
Broker) of Compass (print name of Real Estate company, firm or brokerage)

(I)(We) Bruce Katz

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature  Date: 8/30/2025

Buyer/Tenant/Seller/Landlord Signature \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

**NEW YORK AFFILIATED BUSINESS REFERRAL DISCLOSURE NOTICE  
(Pursuant to Insurance Law § 2113(d) and 11 NYCRR § 35.5(a))**

To: Bruce Katz From: Compass, First American, VergeTitle & TitleVest  
 Property: 347 West 57 Street, #25AB, NY, NY 10019 Date: 29AUG25

This is to give you notice that Compass, Inc. and its affiliated brokerages (“Compass”),<sup>1</sup> First American Title Insurance Company (“First American”), and TitleVest Agency, LLC, (“TitleVest”), have a business relationship with VergeTitle LLC (“VergeTitle”) (collectively, the “Companies”) and each may refer to you the services of another. Pursuant to the above referenced New York State law and regulation, we are providing you with the following disclosures:

1. The nature of the affiliated relationship is as follows: Compass, Inc. indirectly owns 49% of VergeTitle, TitleVest owns 51% of VergeTitle, and TitleVest is a wholly owned subsidiary of First American. Because of these relationships, the referral of a customer (including you) by any of the Companies to another may provide the referring company and/or its affiliates with a financial or other benefit.
2. You are not required to use the services of VergeTitle or First American and you may shop around to determine whether you are receiving the best services and the best rate for such services.
3. Any money or other thing of value directly or indirectly paid by VergeTitle or First American to the person or entity making this referral would, or will be, based on the person or entity's financial interest in VergeTitle, and not by the amount of title insurance business referred. Such compensation or other thing of value does not violate the federal Real Estate Settlement Procedures Act of 1974 (RESPA), New York Insurance Law §2324, or New York Insurance Law §6409.
4. No Company is required to refer a specified amount of title insurance business to VergeTitle or First American.
5. The amount or value of any compensation or other thing of value that any of the Companies expect to receive in connection herewith is their applicable share, if any, of profit after expenses in accordance with the ownership of VergeTitle as stated above in paragraph 1. VergeTitle and First American revenue comes from the provision of title insurance and ancillary services, and estimated fees and charges are set forth below.

| Provider  | Service         | Estimated Charge or Range of Charges   |
|---|-----------------|--|
| VergeTitle LLC/First American Title Insurance Company | Title Insurance | <p><b>Owner’s Policy.</b> Begins at \$338 for \$35,000 of insurance, with graduated charges per thousand of additional insurance ranging from \$7.52 to \$2.36 per thousand, with the price per thousand decreasing as the policy amount increases</p> <p><b>Lender’s Policy.</b> Begins at \$284 for \$35,000 of insurance, with graduated charges per thousand of additional insurance ranging from \$6.28 to \$1.97 per thousand, with the price per thousand decreasing as the policy amount increases.</p> <p><b>Endorsements.</b> Endorsements which are not priced-per thousand as an additional percentage (5% to 20%) of the premium incur a flat fee which ranges from \$0 to \$150.</p> <p><b>Ancillary service charges.</b> May range from \$25 to several thousand dollars, depending upon the requirements of a particular transaction. Other fees/charges may apply. Please ask for a detailed estimate for your transaction.</p> |

6. VergeTitle generates non-affiliated business from more than one source.

<sup>1</sup> Compass-affiliated brokerages generally use names or trade names which include the word “Compass.”

### ACKNOWLEDGEMENT

I/we have read this disclosure form and understand that the Companies may refer me/us to purchase the above-described settlement service(s) from one another, and that such referrals may provide the referring company and/or its affiliates with a financial or other benefit as the result of any such referral.

DocuSigned by:  
Bruce Katz 8/30/2025  
3EDA60B5AC244FB...  
Signature Date

\_\_\_\_\_  
Signature Date

**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**

To: Bruce Katz From: Compass, First American, VergeTitle & TitleVest  
 Property: 347 West 57 Street, #25AB, NY, NY 10019 Date: 29AUG25

This is to give you notice that Compass, Inc. and its affiliated brokerages (“Compass”),<sup>1</sup> First American Title Insurance Company (“First American”), and TitleVest Agency, LLC (“TitleVest”), have a business relationship with VergeTitle LLC (“VergeTitle”) (collectively, the “Companies”) and each may refer to you the services of another. Specifically, Compass, Inc. indirectly owns 49% of VergeTitle, TitleVest owns 51% of VergeTitle, and TitleVest is a wholly owned subsidiary of First American.

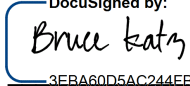
Because of these relationships, the referral of a customer (including you) by any of the Companies to another may provide the referring company and/or its affiliates with a financial or other benefit.<sup>2</sup>

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

| Provider   | Service                | Estimated Charge or Range of Charges   |
|--|------------------------|--|
| <b>VergeTitle LLC/First American Title Insurance Company</b> | <b>Title Insurance</b> | <p><b>Owner’s Policy.</b> Begins at \$338 for \$35,000 of insurance, with graduated charges per thousand of additional insurance ranging from \$7.52 to \$2.36 per thousand, with the price per thousand decreasing as the policy amount increases</p> <p><b>Lender’s Policy.</b> Begins at \$284 for \$35,000 of insurance, with graduated charges per thousand of additional insurance ranging from \$6.28 to \$1.97 per thousand, with the price per thousand decreasing as the policy amount increases.</p> <p><b>Endorsements.</b> Endorsements which are not priced-per thousand as an additional percentage (5% to 20%) of the premium incur a flat fee which ranges from \$0 to \$150.</p> <p><b>Ancillary service charges.</b> May range from \$25 to several thousand dollars, depending upon the requirements of a particular transaction. Other fees/charges may apply. Please ask for a detailed estimate for your transaction.</p> |

**ACKNOWLEDGEMENT**

I/we have read this disclosure form and understand that the Companies may refer me/us to purchase the above-described settlement service(s) from one another, and that such referrals may provide the referring company and/or its affiliates with a financial or other benefit as the result of any such referral.

DocuSigned by:  
 8/30/2025  
3EBA60D5AC244EB

Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> Compass-affiliated brokerages generally use names or trade names which include the word “Compass.”  
<sup>2</sup> Note that certain employees and real estate agents of Compass and Compass affiliates, including potentially the real estate agent providing you with this disclosure and/or representing you in this transaction, may own stock in Compass, Inc.

**Certificate Of Completion**

|   |                             |
|---|-----------------------------|
| Envelope Id: 4FC4D857-C8D0-4BFD-AFB3-A3A15F1B7BFE   | Status: Completed           |
| Subject: Complete with DocuSign: 347 W57 25AB EXCL Agreement.pdf, 347 W57 25AB EXCL Rider.pdf |                             |
| Phone Number:   |                             |
| Source Envelope:  |                             |
| Document Pages: 12  | Signatures: 6               |
| Certificate Pages: 4  | Initials: 0                 |
| AutoNav: Enabled  | Envelope Originator:        |
| Envelopeld Stamping: Enabled  | Spencer Sperando            |
| Time Zone: (UTC-05:00) Eastern Time (US & Canada)   | 90 Fifth Ave, Flr 3         |
|   | New York, NY 10011          |
|   | sdsperando@compass.com      |
|   | IP Address: 2600:4040:975d: |

**Record Tracking**

|                      |                          |                    |
|----------------------|--------------------------|--------------------|
| Status: Original     | Holder: Spencer Sperando | Location: DocuSign |
| 8/29/2025 4:02:50 PM | sdsperando@compass.com   |                    |

**Signer Events**

Bruce Katz  
 brukatz@gmail.com  
 Director  
 Juva Skin & Laser Center  
 Security Level: Email, Account Authentication (None)

**Signature**



DocuSigned by:  
 Bruce Katz  
 3EBA60D5AC244FB...

Signature Adoption: Pre-selected Style  
 Using IP Address: 32.216.252.109

**Timestamp**

Sent: 8/29/2025 4:04:08 PM  
 Viewed: 8/30/2025 12:33:20 PM  
 Signed: 8/30/2025 12:41:02 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 8/30/2025 12:33:20 PM  
 ID: 8e16903e-be5e-425d-8fcf-1bcb001e3e46  
 Company Name: Compass, Inc

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

**Timestamp**

**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

|                     |                  |                       |
|---------------------|------------------|-----------------------|
| Envelope Sent       | Hashed/Encrypted | 8/29/2025 4:04:08 PM  |
| Certified Delivered | Security Checked | 8/30/2025 12:33:20 PM |
| Signing Complete    | Security Checked | 8/30/2025 12:41:02 PM |
| Completed           | Security Checked | 8/30/2025 12:41:02 PM |

**Payment Events**

**Status**

**Timestamps**

**Electronic Record and Signature Disclosure**

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Compass, Inc (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [ats@urbancompass.com](mailto:ats@urbancompass.com)

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [ats@urbancompass.com](mailto:ats@urbancompass.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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- ii. send us an email to [ats@urbancompass.com](mailto:ats@urbancompass.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

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- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Compass, Inc as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Compass, Inc during the course of your relationship with Compass, Inc.