

Confirmation of Co-operation
and Representation
Buyer/Seller

BUYER:

Fernando Gonzalez

&

Adam Barrieau

SELLER:

SAVANNA TORRINHA

&

PHILIP TORRINHA

For the transaction on the property known as: 100 BROCKVILLE Street Smiths Falls ON K7A 3Y2

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, landlord, lessor or a prospective seller, vendor, landlord or lessor and "Buyer" includes a purchaser, tenant, lessee or a prospective buyer, purchaser, tenant or lessee and "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Trust in Real Estate Services Act, 2002 (TRESA).

1. LISTING BROKERAGE (Single Representation)

- a)

☒

The Listing Brokerage or a Designated Representative of the Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1)

☒

Neither the Listing Brokerage nor a Designated Representative of the Listing Brokerage is representing the Buyer and has not entered into a representation agreement with the Buyer.
- 2)

☐

The Listing Brokerage or a Designated Representative of the Listing Brokerage is providing assistance to the Buyer and the Buyer is a self-represented party.
- 3)

☐

The Seller client and Buyer client are each separately represented by different designated representatives of the same brokerage and there is no multiple representation.

2. LISTING BROKERAGE (Multiple Representation)

- a)

☐

The Listing Brokerage has entered into Representation Agreement with the Buyer and there is Multiple Representation.
- b)

☐

The Designated Representative who represents the Seller also represents the Buyer and there is Multiple Representation.

Additional comments and/or disclosures by Listing Brokerage: (e.g., The Listing Brokerage represents more than one Buyer offering on this property.)

3. PROPERTY SOLD BY BUYER BROKERAGE

- a)

☐

The Brokerage or a Designated Representative of the Brokerage represents the Buyer and the Brokerage will be paid by the Buyer directly.

4. CO-OPERATING BROKERAGE

- a)

☒

CO-OPERATING BROKERAGE – REPRESENTATION:
- 1)

☒

The Co-operating Brokerage or a Designated Representative of the Co-operating Brokerage represents the interest of the Buyer in this transaction.
- b)

☒

CO-OPERATING BROKERAGE – COMMISSION:
- 1)

☒

The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property in the amount of 2.5% OF SELLING PRICE + H.S.T. to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)
- 2)

☐

The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.)

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)



BUYER



CO-OPERATING/BUYER BROKERAGE



SELLER



LISTING BROKERAGE



The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.


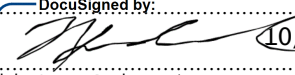
© 2024, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

Form 320 Revised Mar 2024 Page 1 of 2

Commission will be payable as described above, plus applicable taxes.

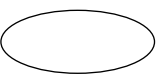
COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 4 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

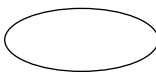
SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

RE/MAX HALLMARK JENNA & CO. GROUP REALTY (Name of Co-operating/Buyer Brokerage) 700 EAGLESON RD, UNIT 105-110 Ottawa ON K2M 2G9 Tel.: 613.596.4300 Fax: 613.596.4495  Oct 09, 2024, 04:05 PM EDT (Authorized to bind the Co-operating/Buyer Brokerage) (Date) Austin Cranney (Print Name of Salesperson/Broker/Broker of Record)	EXP REALTY (Name of Listing Brokerage) 343 PRESTON STREET, 11TH FLOOR OTTAWA ON K1S 1N4 Tel.: 866-530-7737 Fax: 647-849-3180  10/10/2024 7:07 PM EDT (Authorized to bind the Listing Brokerage) (Date) Nick Lalonde (Print Name of Salesperson/Broker/Broker of Record)
---	---

CONSENT FOR MULTIPLE REPRESENTATION

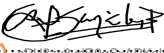
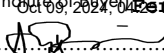
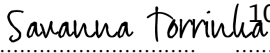
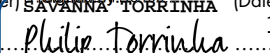
The Buyer and Seller confirm that they have previously consented to Multiple Representation.
The Buyer and Seller consent with their initials Multiple Representation for this transaction.


INITIALS OF BUYER(S)


INITIALS OF SELLER(S)

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

 Oct 09, 2024, 04:25 PM EDT (Signature of Buyer) (Date)  Oct 09, 2024, 04:05 PM EDT (Signature of Buyer) (Date) Adam Barrieau (Print Name of Buyer)	 10/10/2024 4:09 PM PDT (Signature of Seller) (Date)  10/10/2024 4:11 PM PDT (Signature of Seller) (Date) Philip Torrinha (Print Name of Seller)
---	--