

SHORT SALE CONSULTING SERVICES FEE AGREEMENT

Effective date: _____

Facilitator: Mr. Short Sale LLC, 8 Gramercy Place, Thornwood, NY 10594 ("Facilitator").

Buyer: _____, ("Buyer").

Property: _____ ("Property").

1. Services and transaction

Facilitator coordinates and provides nonlegal short-sale transaction support, including communications and submission coordination with the seller, authorized representatives, settlement professionals and lienholder/servicer, as permitted by applicable law. Approval is controlled by the lienholder; no approval, closing date or result is guaranteed. Facilitator is not acting as a law firm, tax adviser, debt adjuster, or licensed real estate broker unless separately and properly authorized. Buyer shall provide accurate information and reasonably cooperate with transaction requests.

2. Fee; when earned and payable

Subject to applicable law, lender approval terms and required disclosures, Buyer shall pay Facilitator the greater of (a) five percent (5%) of the gross purchase price shown on the final executed purchase contract (including amendments) or (b) $10,000 ("Fee"). The Fee is a Buyer-paid cost separate from the purchase price and must be accurately disclosed on applicable settlement documentation. The Fee is earned only upon completion of a Qualifying Closing and actual receipt of the Fee by Facilitator is required for discharge of the payment obligation. A "Qualifying Closing" is a completed acquisition of the Property by Buyer or a Covered Acquirer described in Section 4, arising from or materially benefiting from Facilitator’s services or the short-sale transaction facilitated hereunder. No Fee is

earned merely by submitting an offer or obtaining short-sale approval. If no Qualifying Closing occurs, no Fee is owed, except for a separate claim for proven damages resulting from an independently actionable breach, as permitted by law.

3. Closing instructions; direct payment

Within five business days after selection of a title company, closing attorney or settlement agent ("Settlement Agent"), Buyer shall identify that party to Facilitator and provide the fully executed Closing Fee Authorization attached as Exhibit A, acknowledged by the Settlement Agent. Buyer irrevocably instructs the Settlement Agent, to the extent legally permissible and consistent with lender approval and closing instructions, to show the Fee on the settlement statement and disburse it directly to Facilitator from Buyer's funds at closing. Buyer shall deliver the final settlement statement and reasonable evidence of closing and Fee disbursement within two business days of closing, with unrelated private financial information redacted. If the Settlement Agent cannot agree to these instructions, Buyer must notify Facilitator promptly and arrange a lawful alternative payment mechanism approved in writing by Facilitator before closing. No provision requires a Settlement Agent to act without its written acceptance or contrary to law or lender instructions.

4. Anti-circumvention; covered acquirers

Buyer shall not evade the Fee by terminating services, changing Settlement Agents, assigning or modifying the contract, changing purchase structure, or acquiring through a parent, subsidiary, commonly controlled entity, principal, member, manager, nominee, assignee or other person or entity acting for Buyer or under Buyer's direction (each a "Covered Acquirer"). Buyer remains liable for the Fee upon a Qualifying Closing by a Covered Acquirer, to the extent the closing arises from or materially benefits from Facilitator's services or transaction work. Buyer shall disclose a proposed assignment or substitution promptly and shall procure a written assumption of the Fee obligation by the substitute buyer before closing; absent written release by Facilitator, Buyer remains liable. No Covered Acquirer becomes directly bound solely by being named here unless it signs an assumption or other enforceable instrument.

5. Termination and protection period

Either party may terminate future services by written notice. Termination does not eliminate Buyer's Fee obligation if a Qualifying Closing occurs within twelve (12) months after termination, provided that the acquisition arises from or materially benefits from Facilitator's services or the short-sale transaction developed during the engagement. The full Fee applies; no automatic half-fee discount applies. This provision is intended to

protect earned transaction value and not impose a penalty. The parties will apply it only to the extent permitted by law.

6. Default; remedies; no automatic lien

If a Fee is due following a Qualifying Closing and remains unpaid five business days after written demand, Buyer is in default. Facilitator may pursue an action for the unpaid Fee, actual recoverable damages, and reasonable attorneys' fees and court costs to the extent awarded under applicable law. Past-due undisputed amounts accrue simple interest from the due date at the lesser of one percent (1%) per month or the maximum lawful rate, without compounding. Facilitator may seek lawful provisional or post-judgment remedies, including judgment liens after obtaining and properly recording a judgment as permitted by law. THIS AGREEMENT DOES NOT ITSELF CREATE A MORTGAGE, SECURITY INTEREST, MECHANIC'S LIEN OR OTHER PRESENT LIEN AGAINST THE PROPERTY. Any consensual lien or mortgage requires a separately executed, legally sufficient and properly recorded security instrument, executed by the actual property owner, with all required consents and disclosures. Facilitator may not record this Agreement or a unilateral lien notice as a purported property lien.

7. Optional security; guaranty

As an additional condition before continued services or closing, Facilitator may request (i) the separate Limited Personal Guaranty in Exhibit B, and/or (ii) a separately negotiated mortgage or other lawful security agreement executed by the actual owner of the collateral and recorded in compliance with applicable law. Neither security nor personal liability is created unless the applicable separate instrument is fully executed. Any security must be reviewed for priority, existing lender restrictions, title requirements, and applicable state law; Facilitator has no right to place a lien merely because Buyer defaults.

8. Notices; dispute forum

Notices must be in writing and delivered by confirmed email plus nationally recognized overnight courier to the addresses designated below (or subsequently updated by written notice). Subject to nonwaivable law and jurisdictional requirements, State law governs claims concerning this Property and the parties consent to exclusive venue in the state courts of Property County, State, or the corresponding federal court if jurisdiction exists. Each party retains any rights that cannot lawfully be waived.

9. Compliance; other terms

No party shall conceal the Fee from the lender, servicer, seller, Settlement Agent, or any other party when disclosure is required. Payment is conditioned on compliance with

applicable law, short-sale approval conditions, and settlement requirements; no provision requires prohibited fees or off-statement disbursements. This agreement is the entire agreement on the Fee and supersedes prior discussions only upon mutual execution; amendments must be in writing signed by both parties. If a provision is unenforceable, the remainder survives to the extent lawful. Electronic signatures and counterparts are permitted. No fiduciary duty to the seller is created by this buyer fee agreement; any separate seller relationship is governed by its own lawful authorization.

10. Signatures

BUYER:

By: _____ Name: _____

Title: _____ Date: _____

Email for notices: _____

BUYER:

By: _____ Name: _____

Title: _____ Date: _____

Email for notices: _____

FACILITATOR: Mr. Short Sale, LLC

By: _____ Name/Title: _____

Date: _____ Email for notices: _____

EXHIBIT A — CLOSING FEE AUTHORIZATION

Property: _____

Buyer: _____ Settlement Agent: _____

Expected closing date: _____ Purchase price: $_____

Fee: greater of 5% of gross purchase price or $10,000; final amount: $_____

Buyer authorizes and directs the undersigned Settlement Agent, if legally permitted and consistent with lender/servicer approval and settlement instructions, to disclose the Fee on the closing statement, collect it from Buyer funds, and remit it directly to Mr. Short Sale LLC upon the Qualifying Closing. If the Fee cannot lawfully be included or disbursed, the Settlement Agent will notify Buyer and Facilitator before closing. Settlement Agent acknowledges receipt of these instructions but undertakes only the obligations expressly accepted below; no independent payment guaranty is implied.

BUYER: By _____ Date _____

SETTLEMENT AGENT: _____ By _____

Accepted subject to applicable law, lender instructions and available Buyer funds.

Date: _____ Email: _____ Phone: _____

Facilitator remittance instructions shall be confirmed directly through a verified contact; do not rely on unverified emailed wiring changes.

EXHIBIT B — OPTIONAL LIMITED PERSONAL GUARANTY

NOT EFFECTIVE UNLESS SEPARATELY SIGNED BY AN INDIVIDUAL GUARANTOR

In consideration of Facilitator continuing to provide services under the Short Sale Consulting Services Fee Agreement for the Property at _____, the undersigned individual ("Guarantor") unconditionally guarantees payment of the Fee lawfully due and payable by Mac International Homes LLC upon a Qualifying Closing, together with reasonable collection costs and lawful interest expressly recoverable under the Agreement. This is a guaranty of payment, not collection. Guarantor's maximum principal exposure is the Fee calculated under Section 2; additional lawful interest and recoverable enforcement costs may apply. Guarantor acknowledges receipt of the Agreement and the opportunity to consult independent counsel. The guaranty does not secure fees that are prohibited by applicable law or arise absent a Qualifying Closing. Changes materially increasing Guarantor's obligations require Guarantor's written consent. Property State law and the dispute forum in Section 8 apply, subject to mandatory law.

Guarantor printed name: _____

Guarantor signature: _____ Date: _____

Guarantor mailing address: _____

Email: _____

NOTE: A personal guaranty is distinct from a property lien. Any mortgage or other lien requires separate counsel-prepared documentation signed by the collateral owner and, where applicable, recorded.