5 West 37th Street, 12th Floor | New York, NY 10018 | P : (212) 994-9965 | www.findrealestate.com

Date: **03/17/2026**

Owner's Name: **Shayef, Muzna Nagi**

Owner's Address: **3628 Bronxwood Ave**

Owner's City, State, Zip: **Bronx, new york , 10469**

RE: Property Address: **3628 Bronxwood Ave, Bronx, NY 10469**

Dear**Shayef, Muzna Nagi**

Through **Andre Winters** of FIND Real Estate , you have employed our firm as a real estate broker with exclusive right to sell the above captioned condominium property on the following conditions:

1. You represent that you are the owner of all the property.
2. Your represent that the property is zoned **rfd**
3. This agreement shall be effective and continue in full force until **08/17/2026**
4. We are authorized to offer the apartment for sale at a price of **$850,000.00** and to represent that the maintenance for the property is currently **$4,584.00** per year.
5. In our effort to affect a satisfactory sale, we are authorized by you to invite, at our own discretion, the cooperation of other licensed real estate brokers and to work with them on a cooperating basis for the sale of the above property.
6. If, during the term of the Listing Agreement, the Property is sold, Seller shall pay compensation as follows:
    1. Listing Firm Compensation: **2.5%** of the Property's final sales price, or **$21,250.00**. Where the Buyer chooses to be unrepresented by a brokerage firm, the Listing Firm compensation shall be **2.5%** of the Property's final sales price, or **$21,250.00** .
    2. Buyer Brokerage Firm Compensation: **.001%** of the Property's final sales price, or **$8.50** shall be paid to the brokerage firm representing the Buyer ("Buyer Brokerage Firm"), including brokers affiliated with Listing Firm and representing Buyer. This offer to compensate Buyer Brokerage Firm may not be rescinded, withdrawn, or reduced to any buyer and/or Buyer Brokerage Firm who notifies Listing Firm or Seller of their intention within the next 72 hours to submit an offer to purchase the Property. In all other instances, this offer 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. Dual agency: If the Listing Broker is a disclosed dual agent, representing both Seller and Buyer, and both Seller and Buyer accept Listing Broker as a dual agent, compensation to the Listing Firm shall be **2.5%** of the Property's final sales price, or **$21,250.00**. 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.
7. In the event another licensed real estate broker solicited by us is involved in the transaction, we shall pay the cooperating broker or agent a commission by separate agreement, and in such event the commission paid by you shall be **$21,250.00** (2.5%) percent of the selling price of the property and of any household furnishings and any garage and storage space included in such sale.

    AT THE TIME OF CLOSING, YOU MAY BE REQUIRED TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK IN THE EVENT THAT YOU DO NOT PAY THE BROKER HIS OR HER COMMISSION AS SET FORTH HEREIN. YOUR OBLIGATION TO DEPOSIT THE BROKER'S COMMISSION WITH THE COUNTY CLERK MAY BE WAIVED BY THE BROKER
8. In the event that you become legally entitled to retain any deposit paid to you by a person introduced to you during the term of this agreement, pursuant to a signed contract of sale, you agree to pay 6% of that amount to us.
9. During the term of this agreement, you agree to refer to us all inquiries, proposals and offers received by you regarding the property, including, but not limited to those from principals and other brokers, and you agree to conduct all negotiations with respect to the sale or other disposition of the property solely and exclusively through us.
10. Within three (3) business days of the expiration date, we shall deliver to you, in writing, a list of no more than six (6) prospective purchasers who inspected the property during the term of this exclusive. If within ninety

(90) days after the expiration date, a contract is signed to sell the property to a purchaser on said list, we shall be entitled to the commission provided for in paragraph 6 of this Agreement.

11. At the end of the exclusive period, the listing will automatically convert to an open, non-exclusive listing, unless you advise us to the contrary.
12. You hereby acknowledge that we have informed you of your obligations under the Lead Paint Disclosure Law (42 U.S.C. 4852(d)) and that you are aware of your responsibility to ensure compliance therewith.
13. This agreement shall bind and benefit the personal representatives, successors or assignees of the parties, and may not be changed, rescinded, or modified except in writing, signed by both of us.

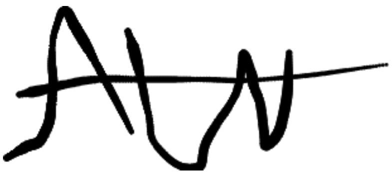
If the foregoing meets with your approval, please sign and return the enclosed copy of this agreement.

Very truly yours,

FIND Real Estate

BY: **Andre Winters**

for FIND Real Estate



Shayef, Muzna Nagi

Owner:

AGREED TO AND ACCEPTED

Adam Mahfouda

Principal Broker, FIND Real Estate

Signature

ACKNOWLEDGEMENTS

DEFINITIONS

In accordance with the requirements of the New York State Department of State the undersigned Owner(s) does (do) hereby acknowledge receipt of the following:

1. Explanation of "Exclusive Right to Sell" listing;
2. Explanation of "Exclusive Agency" listing

EXPLANATION OF EXCLUSIVE RIGHT TO SELL:

(As worded verbatim by the Department of State)

An "exclusive right to sell" listing means that if you, the owner of the property find a buyer for your house, or if another broker finds a buyer, you must pay the agreed commission to the present broker.

EXPLANATION OF EXCLUSIVE AGENCY:

(As worded verbatim by the Department of State)

An "exclusive agency" listing means that if you, the owner of the property find a buyer, you will not have to pay a commission to the broker. However, if another broker finds a buyer, you will owe a commission to both the selling broker and your present broker.

"THE FAIR HOUSING ACT"

The Civil Rights Act of 1968 known as the Federal Fair Housing Law makes illegal any discrimination based on race, color, religion, sex or national origin in connection with the sale or rental of housing. The 1988 amendment to this Act (The Fair Housing Amendments Act of 1988) expands the coverage of this law to handicapped persons and families with children. Agent and Owner agree to comply fully with State and local statutes and Federal Fair Housing laws.

BY: **Andre Winters**

for FIND Real Estate

Shayef, Muzna Nagi

Owner: