



Nest Seekers INTERNATIONAL

ACUERDO DE CORRETAJE EXCLUSIVO EXCLUSIVE LISTING AGREEMENT

Gracias por elegir a NEST SEEKERS INTERNATIONAL PUERTO RICO LLC para vender/promocionar la propiedad ubicada en: ER-22 Enterrios, Encantada, Trujillo Alto ("Nombre de la propiedad") (en adelante la "Propiedad").

Thank you for choosing NEST SEEKERS INTERNATIONAL PUERTO RICO LLC to sell/market the property at: ("Property Name") (hereinafter referred to as the "Property").

1. USTED HA CONTRATADO a NEST SEEKERS INTERNATIONAL PUERTO RICO LLC como la agencia de corretaje inmobiliario con el derecho exclusivo de vender o alquilar la Propiedad.

YOU HAVE EMPLOYED NEST SEEKERS INTERNATIONAL PUERTO RICO LLC as the real estate brokerage with the exclusive right to sell or rent the Property.

2. USTED DECLARA que Jose Alberto Bigay Silva y Amarilis Fonseca, mayor(es) de edad, residente(s) de Texas es/son propietario(s) único(s) de la Propiedad (en adelante el "VENDEDOR/LA PARTE VENDEDORA").

YOU REPRESENT THAT, Jose Alberto Bigay Silva and Amarilis Fonseca is/are of legal age, resident(s) of Texas and is/are the sole owner(s) of the Property. (Hereinafter referred to as the "SELLER/SELLING PARTY").

3. EL "NÚMERO DE CATASTRO" de la Propiedad es / THE TAX ID for the Property is: 116-053-009-03-000

4. ESTE ACUERDO entra en vigor a partir de hoy, 19 de junio de 2026 y permanecerá vigente hasta que se complete el término de venta/mercadeo.

THIS AGREEMENT is in full effect as of today, June 19, 2026 (today's date) and will continue in full effect until the selling /marketing term has been completed.

5. USTED RECONOCE que el período de venta/mercadeo comenzará el 19 de junio de 2026 y continuará vigente por un período de 6 meses hasta 19 de diciembre de 2026.

YOU ACKNOWLEDGE that the selling/marketing term of the Property will commence on June 19, 2026 (start date) and will continue in full effect for a period of 6 months until December 19, 2026 (end date).

6. USTED AUTORIZA a NEST SEEKERS INTERNATIONAL PUERTO RICO LLC a ofrecer la Propiedad para venta al precio de \$459,000.00.

YOU AUTHORIZE NEST SEEKERS INTERNATIONAL PUERTO RICO LLC to offer the Property for sale at a purchase price of \$459,000.00.

7. UN DERECHO Exclusivo para vender significa que, durante la vigencia de este acuerdo, únicamente NEST SEEKERS INTERNATIONAL PUERTO RICO LLC puede vender la propiedad y usted debe referir a NEST SEEKERS INTERNATIONAL PUERTO RICO LLC a todos los corredores, compradores potenciales, consultas, propuestas y ofertas. Usted acuerda realizar todas las negociaciones para la compraventa de la propiedad a través de NEST SEEKERS INTERNATIONAL PUERTO RICO LLC.

AN EXCLUSIVE RIGHT to sell means that during the term of this agreement only NEST SEEKERS INTERNATIONAL PUERTO RICO LLC can sell property, and you must refer all brokers, potential buyers, inquiries, proposals, and offers to NEST SEEKERS INTERNATIONAL PUERTO RICO LLC. You agree to conduct all negotiations for the purchase of the Property through NEST SEEKERS INTERNATIONAL PUERTO RICO LLC.

Initials/ Iniciales: Initial [Signature] Initial DP Initial JABS Initial RCLN



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8. USTED ACUERDA QUE, en el momento en que se ejecute plenamente un contrato de compraventa de la Propiedad, NEST SEEKERS INTERNATIONAL PUERTO RICO LLC gestionará y recibirá el pago de su comisión por los servicios prestados por parte de los propietarios/vendedores, a una tasa de 4% del precio de compraventa más cualquier impuesto aplicable al cierre (si los hubiera).

YOU AGREE THAT when and if a Purchase and Sale agreement of the Property is fully executed, NEST SEEKERS INTERNATIONAL PUERTO RICO LLC will seek and be paid its commission for services rendered from the owners/sellers at a rate of 4% of the purchase price plus any applicable taxes at closing (if any).

9. USTED AUTORIZA a NEST SEEKERS INTERNATIONAL PUERTO RICO LLC a mercadear la Propiedad, negociar los términos del contrato de Compraventa y a mantener el depósito de buena fe en una cuenta de plica sin devengo de intereses en Banco Popular de Puerto Rico.

You authorize NEST SEEKERS INTERNATIONAL PUERTO RICO LLC to market the Property, negotiate the terms of the Purchase and Sale agreement and hold the good faith escrow deposit in a non-interest-bearing escrow account at Banco Popular of Puerto Rico.

10. ESTE CONTRATO podrá prorrogarse por un período adicional mediante el acuerdo mutuo de ambas partes.

THIS AGREEMENT may be extended for an additional term by mutual agreement of both parties.

11. SI EL COMPRADOR ES PRESENTADO por un corredor cooperador, la comisión por el servicio será equivalente a 5% y NEST SEEKERS INTERNATIONAL PUERTO RICO LLC pagará al corredor cooperador la comisión por el servicio mediante un acuerdo separado, conocido como acuerdo de co-corretaje.

IF THE BUYER IS INTRODUCED by a cooperating broker, the commission for service is equal to 5% and NEST SEEKERS INTERNATIONAL PUERTO RICO LLC will pay the cooperating broker the commission for service by separate agreement, known as a co-broke agreement.

12. DENTRO DE LOS SIETE (7) DÍAS LABORABLES posteriores a la expiración del plazo de este contrato de corretaje, le entregaremos por escrito una lista de los nombres de los prospectos que visitaron la Propiedad durante dicho plazo. Si dentro de los ciento ochenta (180) días posteriores a la expiración del plazo del contrato se firma un contrato de compraventa de la Propiedad con alguna de las personas incluidas en dicha lista, tendremos derecho a la tarifa/comisión por servicios establecida en el párrafo 9 de este contrato. Usted declara y garantiza que, si se ejecuta un nuevo contrato de corretaje exclusivo con otro corredor exclusivo (el "Nuevo Corredor Exclusivo"), notificará al Nuevo Corredor Exclusivo (a) la existencia de esta disposición y (b) que NEST SEEKERS INTERNATIONAL PUERTO RICO LLC podrá negociar directamente con usted respecto a los clientes incluidos en la lista durante el período protegido de ciento ochenta (180) días.

WITHIN SEVEN (7) BUSINESS DAYS after the expiration of the listing term, we shall deliver to you in writing a list of names of prospects who visited the Property during the listing term. If within one hundred and eighty (180) days after the expiration of the listing term a contract is signed to purchase the Property to a person on said list, we shall be entitled to the fee/ commission for service provided for in paragraph 9 of this agreement. You represent and warrant that if a new exclusive listing agreement is executed with another exclusive broker (the "New Exclusive Broker"), you will notify the New Exclusive Broker (a) of the existence of this provision and (b) that NEST SEEKERS INTERNATIONAL PUERTO RICO LLC may negotiate directly with you with respect to the customers on the list during the one hundred and eighty (180) day protected period.

13. ESTE CONTRATO se regirá por y estará sujeto a las leyes y jurisdicción del Estado Libre Asociado de Puerto Rico.

THIS AGREEMENT shall be governed by and subject to the laws and jurisdiction of the Commonwealth of Puerto Rico.

14. ESTE CONTRATO será vinculante y redundará en beneficio de los representantes personales, sucesores y cesionarios de las partes.

THIS AGREEMENT shall bind and benefit the personal representatives, successors, and assigns of the parties.

Initials/ Iniciales: Initial
 Initial
DP Initial
JABS Initial
RCN



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15. EN EL CASO de que LA PARTE VENDEDORA se arrepienta, incumpla o cancele la venta de la propiedad después de que haya sido opcionada, y antes de que se otorgue la escritura de compraventa o permuta, NEST SEEKERS INTERNATIONAL PUERTO RICO LLC tendrá derecho a la tarifa/comisión por servicios establecida en el párrafo 9 de este contrato.

If THE SELLING PARTY repents, defaults, or cancels the sale of the property after it has been optioned, and before the deed of sale or exchange is granted, NEST SEEKERS INTERNATIONAL PUERTO RICO LLC will be entitled to the fee/commission for service provided for in paragraph 9 of this agreement.

16. ESTE CONTRATO NO PODRÁ SER ALTERADO, rescindido o modificado. Si se requirieran cambios o modificaciones y ambas partes están de acuerdo, los mismos deberán constar por escrito y estar firmados por ambas partes. Si la PARTE VENDEDORA se arrepiente, incumple y/o cancela antes de obtener un prospecto de comprador debidamente calificado, la PARTE VENDEDORA pagará a NEST SEEKERS INTERNATIONAL PUERTO RICO LLC n/a del precio de venta por concepto de daños liquidados sin necesidad de presentar evidencia que justifique dicho monto. Esto será exigible inmediatamente después de la notificación, o de que dicho arrepentimiento, incumplimiento y/o cancelación/rescisión se haga evidente por las acciones del vendedor. La modificación o alteración unilateral de los términos de este contrato por parte del VENDEDOR se entenderá como arrepentimiento, incumplimiento y/o cancelación/rescisión.

THIS AGREEMENT MAY NOT BE CHANGED, rescinded, or modified. If any changes or modifications need to be made and are agreed to by both parties, these will have to be in writing and signed off by both parties. If he repents, fails to comply, and/or cancels before obtaining a duly qualified buyer prospect, THE SELLING PARTY will pay NEST SEEKERS INTERNATIONAL PUERTO RICO LLC n/a of the sale price for liquid damages without the need to present evidence to justify that amount. This will be enforceable immediately upon notification, or that said repentance, non-compliance, and/or cancellation/termination is made clear by seller actions. The unilateral modification or alteration of the terms of this contract by THE SELLER will be understood as repentance, breach and/or cancellation/ termination.

17. OTROS HONORARIOS / OTHER FEES:

EL COMPRADOR pagará a Nest Seekers International Puerto Rico LLC, al cierre, la cantidad de \$500.00 por servicios de transacción y administrativos. En caso de que el Comprador no desee asumir este cargo, el Vendedor será responsable de su pago.

THE PURCHASER will pay Nest Seekers International Puerto Rico LLC, at closing, the amount of \$500.00 for transaction and administrative services. If the Purchaser elects not to pay this fee, the Seller shall be responsible for its payment.

AVISO DE VIVIENDA JUSTA

NEST SEEKERS INTERNATIONAL PUERTO RICO LLC se compromete a cumplir con las leyes municipales, estatales y federales de Vivienda Justa.

FAIR HOUSING NOTIFICATION

NEST SEEKERS INTERNATIONAL PUERTO RICO LLC is committed to upholding the city, state and federal Fair Housing requirements prohibiting discrimination.

TÉRMINOS ADICIONALES/ADDITIONAL TERMS:

Initials/ Iniciales: Initial
 Initial
DP Initial
JABS Initial
RLN



Nest Seekers INTERNATIONAL

ENTENDIDO Y ACORDADO / UNDERSTOOD AND AGREED

Amarily J Fonseca

Name / Nombre

Signed by:

6/19/2026

Signature / Firma

1285E941DD1040C...

Date / Fecha

Jose Alberto Bigay Silva

Name / Nombre

Signed by:

6/19/2026

Signature / Firma

AAC1063CF798426...

Date / Fecha

Daniela Prieto

Name / Nombre

Signed by:

6/19/2026

Signature / Firma

A48E889C253F4C6...

Date / Fecha

Roberto C Cardona Nieves

Name / Nombre

Signed by:

6/19/2026

Signature / Firma

C3FF37A517C469...

Date / Fecha

Initials/ Iniciales:

Initial

Initial

Initial

Initial



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I N T E R N A T I O N A L

Initials/ Iniciales: _____

Certificate Of Completion

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Status: Completed

Subject: Complete with Docusign: Alberto Bigay | ER22 Entrerios | Lisitng Agreement.pdf

Source Envelope:

Document Pages: 5

Signatures: 4

Envelope Originator:

Certificate Pages: 2

Initials: 16

Ian M Cahill Serrano

AutoNav: Enabled

17 C. Inga

Envelopeld Stamping: Enabled

San Juan, Puerto Rico 00913

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

pr37.realestate@gmail.com

IP Address: 2607:f00:8:866:

Record Tracking

Status: Original

Holder: Ian M Cahill Serrano

Location: DocuSign

6/19/2026 6:25:34 AM

pr37.realestate@gmail.com

Signer Events

Amarily J Fonseca

afbigay@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

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Timestamp

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Viewed: 6/19/2026 10:13:31 AM

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Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Daniela Prieto

danielaprieto.realestate@gmail.com

Security Level: Email, Account Authentication
(None)

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Signed using mobile


Electronic Record and Signature Disclosure:

Not Offered via Docusign

Jose Alberto Bigay Silva

jabstrokes@gmail.com

Security Level: Email, Account Authentication
(None)

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Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Roberto C Cardona Nieves

robertoc@nestseekers.com

Security Level: Email, Account Authentication
(None)

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Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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	6/19/2026 6:30:09 AM
Certified Delivered	Security Checked	6/19/2026 6:30:50 AM
Signing Complete	Security Checked	6/19/2026 6:31:33 AM
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Payment Events	Status	Timestamps