LOOM REALTY FEE SCHEDULE

Exhibit A to the Broker of Record Master Service Agreement | Version 2026.2 | Effective September 1, 2026

This Fee Schedule is Exhibit A to, and is incorporated by reference into, the Loom Realty Broker of Record Master Service Agreement (the "Agreement"). It may be amended only in accordance with Section 16.2 of the Agreement, which requires sixty (60) days' prior written notice and gives Client the right to terminate without penalty rather than accept the change. This version supersedes all prior fee schedules and all pricing published on loomrealty.com as of its effective date.

1. Service Tiers

Service Tier	One-Time Onboarding	Monthly Base Service Fee	Scope
Management & Leasing	$500	$500	Broker supervision for property management and leasing activity
Sales Only	$1,000	$1,000	Broker supervision for real estate sales activity, approved scopes only
Sales + Management	$1,500	$1,500	Full-scope supervision for sales, property management, and leasing

The onboarding fee is due at signing and is non-refundable. The first monthly Base Service Fee is due at the same time, so the initial payment is $1,000 for Management & Leasing, $2,000 for Sales Only, and $3,000 for Sales + Management.

2. Activity-Based Supervision and Recordkeeping Fees

The Base Service Fee covers recurring broker supervision. The following fees apply only when the related account or transaction activity occurs, and are billed in arrears in the month following the triggering event.

Fee	Amount	Basis	Applies To
Trust Fund Handling & Reconciliation Oversight	$100	per trust fund bank account, per month	All tiers where Client holds Trust Funds
Lease Transaction Supervision & Recordkeeping	$100	per fully executed lease	Management & Leasing; Sales + Management
Sales Transaction Supervision & Recordkeeping	$100	per closed sales transaction	Sales Only; Sales + Management
Advertising Review Beyond Included Volume	$50	per piece beyond 10 per calendar quarter	All tiers

There is no separate per-unit, per-property, or percentage-of-rent fee for routine property management supervision.

3. Administrative Fees

Fee	Amount
Returned or dishonored payment (NSF)	$35 per occurrence
Late payment charge	1.5% per month on balances unpaid more than 10 days after the due date, or the maximum rate permitted by law, whichever is lower

4. Regulatory Matter Support (Hourly)

DRE audits, examinations, complaints, inquiries, investigations, enforcement actions, subpoenas, records demands, and remediation projects are billed hourly under the Compliance and Audit Support Addendum (Exhibit F to the Agreement). Intake and initial guidance of up to two (2) hours per matter is included at no additional charge.

Item	Amount / Terms
Regulatory Matter Support	$250.00 per hour
Billing increment	0.25 hour, rounded to the nearest increment
Minimum per matter	1.0 hour, after the two-hour included allowance is exhausted
Travel time	Billed at the hourly rate for time actually spent traveling to a required appearance
Deposit	Broker may require a $2,500 deposit where a matter is expected to exceed 10 billable hours
Client approval	Required in writing before exceeding 10 billable hours on a single matter, except where a regulator-imposed deadline requires immediate action
Expenses	Billed at actual cost without markup; Client consent required above $500 per item

The rate applicable to a matter is the rate in effect on the date that matter is opened, and is fixed for its duration. Full terms, including Broker's independent duty to respond to the DRE and the carve-out for matters arising from Broker's own conduct, are set out in Exhibit F.

5. Pass-Through Costs

The following are passed through at actual cost, are not part of this Fee Schedule, and may change without the notice required by Section 16.2 of the Agreement:

- DRE filing, application, and licensing fees;
- Live Scan fingerprinting fees;
- Bank and depository charges relating to Client's trust accounts; and
- Fees of independent third parties engaged at Client's request or with Client's consent.

6. Billing

- Base Service Fees are billed in advance on the first business day of each month, or on the monthly anniversary of the date the first payment was received;
- Activity-Based Fees are billed in arrears, itemized on the invoice, in the month following the month in which the triggering event occurred;
- All fees are charged to the ACH account or payment card on file under Exhibit B of the Agreement;
- Invoices are made available in the Client Portal; and
- Disputed charges must be raised in writing within thirty (30) days of the invoice date.

7. Changes to This Fee Schedule

Broker may amend this Fee Schedule only under Section 16.2 of the Agreement. In summary, and subject to the full text of that Section:

- Sixty (60) days' prior written notice, delivered by email and posted to the Client Portal;
- Base Service Fees may change no more than once in any six-month period, and never during a Client's Initial Term;
- No change applies retroactively to activity already completed;
- Changes are applied uniformly to all clients in the same Service Tier and materially similar circumstances; and
- Client may terminate without penalty, and receive a pro-rata refund of prepaid Base Service Fees, rather than accept a change.

8. Existing Clients — Transition Provisions

Clients whose Agreement took effect before September 1, 2026 are transitioned as follows:

- Base Service Fee: grandfathered at the rate stated in that Client's existing agreement for as long as that agreement remains continuously in effect;
- Onboarding fee: not re-charged;
- Activity-Based Fees in Section 2: apply from the effective date stated in the written change notice issued to that Client under Section 16.2 of the Agreement, and not before; and
- All other terms of this Fee Schedule apply from that same effective date.

A Client transitioning under this Section retains the right under Section 16.2(f) to terminate without penalty rather than accept the Activity-Based Fees.

Loom Realty — Fee Schedule, Version 2026.2, effective September 1, 2026. Prior versions and all change notices are retained in the Client Portal.

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