



EZ Real Estate Platform Addendum

Name JAMES WOODS known as the authorized seller of the property located at Address 169 W SIERRA VILLAGE BLVD hereby acknowledges the utilization of the EZ Real Estate Platform.

This platform offers three compensation options for both the selling and listing brokerages. The seller holds the authority to negotiate the terms of listing the property. It is imperative that all parties involved sign and initial the selected terms and conditions outlined by the seller. (See Options Above in Addendum Disclosure.)

Property to be listed on EZ Real Estate Platform. All parties agree to abide by the set of terms below. The 1% EZ commission will be a lined item on seller side of the HUD on any of the options. Choose one of the three options below.

Option 1 Buyer Premium Method, where the seller typically sets the price 6-10% below the market value. In this approach, the buyer agrees to pay a Buyer's Premium to compensate both the listing and selling agents.

Total Buyer Premium shall be 5%
The buyer premium shall be 2% to the Listing Office Percent of Final Offer Price.
The buyer premium shall be 2% to the Selling Office Percent of Final Offer Price.

Following the conclusion of the offer process, the buyer's premium shall be added to the accepted offer and shall be used to compensate Selling and Listing Brokerages as well as EZ Real Estate Platform.

Option 2 Traditional Method, involves the seller determining a fair and reasonable amount to pay for both listing and selling brokerage services.

_____ Percent of Final Offer Purchase Price Listing Brokerage
_____ Percent of Final Offer Purchase Price for Selling Brokerage

Option 3 The Split Method, provides the seller with the flexibility to opt for covering the listing brokerage commission. Under this arrangement, the buyer's agent utilizes the buyer premium to compensate the selling brokerage, with the specific compensation percentage being open to negotiation between the buyer and their agent. With this method, both the buyer and their agent have the opportunity to discuss and specify the compensation amount, which can then be reflected in the Negotiated Buyer's Premium Percentage to be paid to Selling Office for buyer's agent compensation.

_____ Percent of Final Offer Price for Seller to Pay Listing Brokerage
_____ Negotiated Buyer's Premium Percentage to be paid to Selling Office for buyer's agent compensation

For the purposes of the Settlement Statement at the time of closing, the Buyer's Premium shall be documented as the Real Estate Commission and moved to the Seller's expense side of the statement. Further, the Settlement Statement should include a line-item display that details the separate payouts to the Listing Brokerage, the Selling Brokerage and to The EZ Real Estate Platform - all from the Seller's proceeds.

The seller(s) consent to listing the property for sale on the online offer platform www.ezrealestateoffer.com, which is owned and operated by EZ Real Estate Platform LLC.

Seller(s) reserves the right to accept, counter or reject any offer including offer end date and time. The Listing Price/Starting Offer Price shall be \$ 175,000 / 140,000 JW

Offer ends on: Date 12/05/24 Time 5:00 pm

Time extends 2 minutes when an offer is made inside of final 2 minutes.

Seller(s) chooses final offer price, the Buyer(s) Agent shall have 24 hours to sign a broker(s) standard purchase sale contract for the total Sales Price and submit to listing agent.

Once Buyer(s) Premium is added to seller(s) accepted offer, the additional compensation will transfer to seller side of the HUD for closing.

Both Listing and Selling Brokerages agree this addendum shall supersede any prior oral, written or implied compensation agreements. By signing below, all parties acknowledge that they have reviewed and understand the information contained herein, and that they fully agree to all terms and conditions set forth in this document.

Buyer(s) Signature _____
Printed Signature _____

Date _____

Buyer(s) Signature _____
Printed Signature _____

Date _____

Seller(s) Signature James C. Woods
Printed Signature JAMES C. WOODS

Date 10/4/24

Seller(s) Signature _____
Printed Signature _____

Date _____

Listing Broker Signature Cathy Swann
Printed Signature _____

Date 10/05/2024

Listing Broker Signature _____
Printed Signature _____

Date _____

All preceding discussions, negotiations, and agreements pertaining to the subject matter within this section are documented within this Agreement or any associated materials. It is understood that any representation made is on behalf of the described entity and not in a personal capacity, unless explicitly stated otherwise. The Legally Authorized Signer affirms that the represented entity is established and duly authorized to conduct business.