

Modification to Listing Agreement

RICHARD BOYLAN , TINA BOYLAN ("Owner") or ("Seller")
and Premiere Plus Realty - Bonita Springs ("Broker")
agree to amend Florida Association of Realtors® (**Check one**) Exclusive Right of Sale Listing Agreement, Exclusive Brokerage Listing Agreement, or Exclusive Right to Lease Agreement, regarding the Property described as:

(Check as applicable)

The Termination Date will be _____ .
 The price and terms will be 621,375

Compensation to Broker will be:
(a) 2.500 % of total purchase price plus \$ _____ OR \$ _____ .
(b) _____ % of gross lease value or \$ _____ .

Compensation is owed to Broker if Property is transferred within _____ days after Termination Date.

Fee to Broker if deposit is retained by Owner/Seller will be _____ % of deposit.

Leasing fee to Broker will be \$ _____ .

Cancellation fee to Broker will be \$ _____ .

Broker hereby agrees to conditionally terminate the Agreement. Owner/Seller will reimburse Broker for all direct expenses incurred in marketing the Property and pay the agreed upon cancellation fee. Owner/Seller will be liable for the full compensation in the Agreement if Seller transfers or contracts to transfer or if Owner contracts to lease the Property or any interest in the Property during the time period from the date of conditional termination to Termination Date and Protection Period, if any.

Broker and Owner/Seller hereby agree to unconditionally terminate the Agreement. Owner/Seller agrees to reimburse Broker for all direct expenses incurred in marketing the Property. Broker and Owner/Seller mutually release each other from all obligations under the Agreement and release each other from any and all claims and actions arising from or related to the Agreement.

Other: **SEE UPDATED EZ OFFER ADDENDUM**

This Modification to Listing Agreement amends the above-referenced Agreement between Owner/Seller and Broker. All other non-conflicting provisions of that Agreement remain in full force and effect.

Owner/Seller: *RICHARD BOYLAN* Authentisign Date: 11/15/2023
RICHARD BOYLAN

Owner/Seller: *TINA BOYLAN* Authentisign Date: 11/15/2023
TINA BOYLAN

Broker or Authorized Sales Associate: *David Coppock* Authentisign Date: 11/15/23

Copy returned to Owner/Seller on _____ by email facsimile mail personal delivery.



EZ Real Estate Platform LLC Addendum

Seller Name : RICHARD BOYLAN
Seller Name : TINA BOYLAN
Address : 1562 DOUBLE EAGLE TRL
City/State/Zip : NAPLES, FL 34120

The Listing Price shall be \$ 621,375

The Seller(s) agree that the Property shall be for sale online using the Bidding platform www.EZREOffer.com owned and operated by EZ Real Estate Platform LLC

With the starting bid of 621,375

The Seller(s) reserves the right to accept, counter or reject any bid.

Bidding ends on: 12/28/2023 6PM EST

A Buyers Premium of 3.5% of the accepted bid amount shall be collected from the Buyer and used to compensate the real estate broker(s) in this transaction.

The Buyer(s) and Seller(s) agree to a 3.5% Buyer's Premium being added to any accepted bid amount, which shall establish the total Sales Price.

If the Seller(s) accept a bid, the Buyer(s) shall have 24 hours to sign a broker(s) standard purchase contract for the total Sales Price and submit their earnest money to the escrow company.

Any commission owed by the Seller(s) under an exclusive right to sell agreement shall be based on the accepted bid amount, not including the Buyer's Premium.

Authentisign RICHARD BOYLAN

11/15/23

Seller Authentisign TINA BOYLAN

Date

11/15/23

Seller

Date

Buyer

Date

Buyer Authentisign Joe Petno

Date

11/14/23

Listing Real Estate Agent

Date

Selling Real Estate Agent

Date

Authentisign David Coppock

11/15/23

Listing Real Estate Broker

Date