



EZ Real Estate Platform LLC Addendum

Seller Name : Nick Manley

Seller Name : Danielle Manley

Address : 3711 Gravenstein Highway North

City/State/Zip : Sebastopol, CA 95472

The Listing Price shall be \$ 1,375,000

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

With the starting bid of 1,375,000

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

Bidding ends on: 08/15/2024

A Buyers Premium of 6 % 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 6 % 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.

DocuSigned by: 	<u>7/24/2024</u>
Seller — 9A30D7E4D6AE4C7...	Date
DocuSigned by: 	<u>7/24/2024</u>
Seller — CFFCB73739E240E...	Date
_____ Buyer	Date
DocuSigned by: 	<u>7/24/2024</u>
Listing Real Estate Agent — A735F9DAE3894D1	Date
_____ Selling Real Estate Agent	Date
_____ Listing Real Estate Broker	Date