



EZ Real Estate Platform LLC Addendum

Seller Name : KJF Group LLC

Seller Name : _____

Address : 142 Lowell Road

City/State/Zip : Hudson, NH 03061

The Listing Price shall be \$ 495,000.00

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 \$495,000.00

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

Bidding ends on: Thursday, June 27, 2024 at 6pm

A Buyers Premium of 5.0 % 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 5.0 % 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.

KJF Group LLC dotloop verified 06/12/24 9:05 PM EDT ZA7K-JYJ-99TI-C2NS
Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Matthew O'Mara dotloop verified 06/12/24 8:41 PM EDT QLG2-IM1Q-GXVY-KAD1
Listing Real Estate Agent _____ Date _____

Selling Real Estate Agent _____ Date _____

Debbie Ball dotloop verified 06/14/24 5:15 PM EDT RXZ0-WGKV-EV5E-PEXN
Listing Real Estate Broker _____ Date _____