

Listing Amendment

Seller's Name: _____

Broker's Name: _____

Property Address: _____

Listing Agreement Date: _____

Date of this Amendment: _____

The above-referenced Exclusive Right to Sell Listing Agreement is being amended.

Paragraphs 10, (a), (b), 11 and 12 are being replaced with the following language. All other paragraphs remain unchanged.

Seller(s) agrees to pay Broker a service fee of _____ percent of the sales price or _____ (a) if Broker or its agent(s) produces a Buyer who is ready, willing and able to purchase the Property listed above, hereinafter referred to as "the Property," at the List Price and on the terms stated, or at such other price or such other terms as may be acceptable to Seller(s); or (b) if a sale or exchange of said Property is made by Seller(s) to any other buyer during the term of this Exclusive Right to Sell Agreement or any Protection Period set forth below.

- Seller(s) DOES NOT retain the right to sell the Property themselves without obligation to Broker.
- Seller(s) is obligated to pay the service fee to Broker regardless of how Buyer was introduced to the Property.
- If a fee is to be computed with reference to the sale or purchase price, the sale or purchase price shall be the greater of the amount shown as purchase or sale price on the Purchase and Sale Contract between Seller(s) and Buyer without reference to any credits or pro-rations, or the amount on which the conveyance tax due the Commissioner of Revenue Services is calculated, whichever is greater.

Listing Broker Compensation to Buyer Brokers: Listing Broker compensation to Buyer Brokers refers to the portion of the Listing Broker's commission paid by the Listing Broker to the Buyer Broker. Seller(s) understands that Buyer Brokers owe undivided fiduciary duties to the buyer, NOT to the Seller(s).

- Seller(s) does does not authorize Listing Broker to offer compensation to Buyer Brokers.
- If Seller(s) does authorize Listing Broker to offer compensation to Buyer Brokers, the Listing Broker shall offer Buyer Brokers from the above service fee an amount equal to _____ percent of the sales price or _____.

Additional Compensation Provisions: _____

Seller's Signature

Broker or Firm Name

Seller's Signature

Signature of Broker or Authorized Representative

Date

Date