

**AUTHORIZATION TO OFFER BUYER BROKER  
COMPENSATION ADDENDUM**



This is an Addendum to the Exclusive Right to Sell Listing Agreement (“Agreement”) executed on \_\_\_\_\_ (date) between \_\_\_\_\_, the “LISTING BROKER” and \_\_\_\_\_, the “SELLER” regarding the real property described as \_\_\_\_\_ “PROPERTY” whereby the LISTING BROKER and SELLER agree as follows:

**Separate and in addition to the fee set forth in Paragraph 4 of the Agreement, SELLER authorizes the LISTING BROKER to offer the following Buyer Broker’s Fee to those licensed brokers who procure a ready, willing and able buyer:**

- (a) agents:  \_\_\_\_\_ % of the gross selling price OR  a flat fee of \$ \_\_\_\_\_ dollars;
- (b) facilitators (non-agents):  \_\_\_\_\_ % of the gross selling price OR  a flat fee of \$ \_\_\_\_\_ dollars

By agreeing to and authorizing this Addendum, the SELLER understands that the total fee payable to the LISTING BROKER at the time of closing includes the fee listed in Paragraph 4 of the Agreement and the Buyer Broker’s Fee reflected in this Addendum.

This Buyer Broker’s Fee is only payable in the event that there is a buyer broker who procured a ready, willing and able buyer, otherwise, the fee reflected in this Addendum shall be retained by, or returned to the SELLER, at the time of closing and only the fee reflected in Paragraph 4 of the Agreement shall be due to the LISTING BROKER at the time of closing unless the LISTING BROKER and SELLER have agreed otherwise in writing.

If the buyer requests that SELLER pay additional monies to the buyer’s broker than what is reflected in this Addendum, said additional monies shall be negotiated between the SELLER and buyer and shall not alter any other terms of this Addendum or the Agreement except if the LISTING BROKER and SELLER have agreed in writing.

**SELLER understands they are not required to have the LISTING BROKER offer a fee for buyer broker services and that said fee is not fixed, controlled or recommended by law or any other person or entity and are fully negotiable.**

A copy of this Addendum may be provided to the buyer and buyer broker for their records and acknowledgment.

SELLER Date

SELLER Date

LISTING BROKER or Authorized Representative Date

