



ADDENDUM # _____ (All addendums shall be numbered sequentially.)
RE-T BROKER AGREEMENT ADDENDUM

AUGUST 2024 EDITION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS. IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



Date: _____ MLS# (if applicable): _____

Property Address (if applicable): _____

This is an ADDENDUM to the agreement indicated below (hereafter Original Broker Agreement) between the broker and the buyer or seller and provides for certain disclosures and practice modifications which will go into effect nationwide on August 17, 2024. This agreement is effective as of the date executed by both parties. "Addendum" means that the information below is added to the Original Broker Agreement.

- Buyer Representation Agreement
Seller Representation Agreement
Compensation Agreement with Buyer
Compensation Agreement with Seller

ORIGINAL BROKER AGREEMENT DATED: _____

BROKER: _____

BUYER(S) or SELLER(S): _____

The undersigned parties hereby agree to amend the Original Broker Agreement as follows:

- Real estate brokerage commissions are not set by law and are fully negotiable.
The parties understand that the MLS (multiple listing service) where the property was listed for sale will no longer publish offers of compensation to selling brokers or other buyer representatives. Seller and listing broker agree that the offer of compensation may be removed from the MLS prior to August 17, 2024.
Seller, if having already agreed to offer compensation to selling brokers, authorizes listing broker to continue to make such offers through all other non-MLS means, as determined by the broker. Listing broker is authorized to enter into broker-to-broker agreements to memorialize said offers.
The listing broker shall always conspicuously disclose to sellers and obtain seller approval in advance for any payment or offer of payment that the listing broker or seller will make to another broker, agent, or other representative acting for buyers.
Buyer Agreements Only: In the event that buyer's agreement with selling broker set compensation at a rate to be determined based off what seller or listing broker was offering, or at a "not less than" rate, said agreement is modified to provide that selling broker will be paid a fee of ___% of final sales price or a flat fee of \$___.
The selling broker shall not receive compensation for brokerage services from any source that exceeds the amount or rate agreed to in the compensation or representation agreement with the buyer.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Original Broker Agreement including all prior Addendums, these terms shall control. All other terms of the Original Broker Agreement including all prior Addendums not modified by this ADDENDUM shall remain the same. Upon its execution by Broker and Buyer or Seller, this agreement is made an integral part of the Original Broker Agreement.

AGENT or BROKER (on behalf of Brokerage): _____ Date: _____

BUYER: _____ Date: _____

BUYER: _____ Date: _____

SELLER: _____ Date: _____

SELLER: _____ Date: _____