

SELLER COMPENSATION ADDENDUM

DRAFT

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- 1. This is an addendum originated by the: Seller Buyer Landlord Tenant
- 2. Date: _____
- 3. Buyer/Tenant: _____ ("Buyer")
- 4. Seller/Landlord: _____ ("Seller")
- 5. Premises: _____

6. The following additional terms and conditions are hereby included as part of the Contract or Lease Agreement between
7. Seller and Buyer for the above referenced Premises:

8. Seller shall pay Broker representing Buyer compensation, which may be credited to Buyer in whole or in part, as follows:

9. **(CHECK ANY THAT APPLY AND FILL IN THE COMPENSATION)**

- 10. Sale: _____ % of the Full Purchase Price or \$ _____ at Close of Escrow.
- 11. Lease: _____ % of the gross rental amount as calculated for the entire term of the initial lease or \$ _____
- 12. at execution of Lease Agreement.

13. The amount paid pursuant to line 10 herein is **in addition** to any Seller Concessions credited to Buyer
14. in the Contract, if applicable.

~~15. (CHECK IF APPLICABLE) Pursuant to a separate written agreement (e.g. Compensation Agreement Between Brokers),
16. Seller Broker has agreed to compensate Buyer Broker in the amount of _____ % of the full purchase price OR \$ _____
17. which is independent of, and in addition to, the compensation in this Addendum. Any amount paid by Seller Broker to Buyer
18. Broker may also be credited to Buyer in whole or in part.~~

19. This Addendum provides the undersigned's written consent for Buyer Broker to receive compensation from more than one
20. (1) party to the transaction.

21. Seller and Buyer explicitly intend Brokers to be direct third-party beneficiaries of the Contract and/or Lease Agreement
22. pursuant to this Addendum and either Section 8f or 9g of the Contract. The provisions of this Addendum shall
23. survive Close of Escrow.

24. Additional Terms and Conditions:

25. _____

26. _____

27. _____

28. _____

29. _____

30. The undersigned agrees to the terms and conditions set forth above and acknowledges receipt of a copy hereof.

| | | | | | | |
|-----------|-------------------------------------|---------------------------------|----------|-------------------------------------|---------------------------------|----------|
| 31. _____ | 32. <input type="checkbox"/> Seller | <input type="checkbox"/> Buyer | MO/DA/YR | 32. <input type="checkbox"/> Seller | <input type="checkbox"/> Buyer | MO/DA/YR |
| 33. _____ | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | |
| 34. _____ | 35. <input type="checkbox"/> Seller | <input type="checkbox"/> Buyer | MO/DA/YR | 35. <input type="checkbox"/> Seller | <input type="checkbox"/> Buyer | MO/DA/YR |
| 36. _____ | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | |

For Broker Use Only:
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
 MO/DA/YR