

## BUYER BROKERAGE FIRM'S COMPENSATION ADDENDUM

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ 1  
 between \_\_\_\_\_ ("Buyer") 2  
Buyer
Buyer  
 and \_\_\_\_\_ ("Seller") 3  
Seller
Seller  
 concerning \_\_\_\_\_ (the "Property"). 4  
Address
City
State
Zip

**Buyer Brokerage Firm's Compensation – No Compensation Offered by Seller.** 5

There is  no offer of compensation from Seller to Buyer Brokerage Firm in the listing; or  Seller has not  
 signed a listing agreement. Seller shall pay Buyer Brokerage Firm compensation of \_\_\_\_\_% of sales price  
 or \$\_\_\_\_\_ at Closing. 6  
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**Additional Buyer Brokerage Firm Compensation – Buyer Brokerage Services Agreement.** 9

Buyer is obligated to pay Buyer Brokerage Firm compensation as a condition of a buyer brokerage services  
 agreement between Buyer Brokerage Firm and Buyer. Seller's offer of compensation to Buyer Brokerage  
 Firm in the listing is less than Buyer's obligation to Buyer Brokerage Firm. Accordingly, Seller agrees  
 to pay Buyer Brokerage Firm additional compensation of \_\_\_\_\_% of sales price or  
 \$\_\_\_\_\_ at Closing. Buyer Brokerage Firm's total compensation paid by Seller shall be \_\_\_\_\_% of  
 sales price or \$\_\_\_\_\_ at Closing. 10  
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**Credit to Buyer.** 16

Buyer Brokerage Firm's compensation shall be reduced from the amount offered in the listing by  
 \_\_\_\_\_% of sales price or \$\_\_\_\_\_, and Seller shall credit such amount to Buyer's obligations  
 at Closing. If Buyer is obtaining a loan or loans to purchase the Property, Seller's credit to Buyer is subject to  
 Buyer's lender(s) approval of such credit. Any amount not approved by Buyer's lender shall be paid to Buyer  
 Brokerage Firm. Buyer Brokerage Firm's total compensation paid by Seller shall be \_\_\_\_\_% of sales  
 price or \$\_\_\_\_\_ at Closing (not including any credit amount not approved by Buyer's lender). 17  
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**Reduction in Buyer Brokerage Firm Compensation.** 23

Buyer Brokerage Firm's compensation shall be reduced from the amount offered in the listing by  
 \_\_\_\_\_% of sales price or \$\_\_\_\_\_. Buyer Brokerage Firm's total compensation paid by  
 Seller shall be \_\_\_\_\_% of sales price or \$\_\_\_\_\_ at Closing. 24  
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**Other:** 27

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\_\_\_\_\_  
 Buyer Broker Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Buyer Brokerage Firm

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If Seller shall, within \_\_\_\_\_ days (180 days if not filled in) from the date hereof, sell the Property to Buyer or  
 someone acting on Buyer's behalf, Seller shall pay Buyer Brokerage Firm the compensation set forth above.  
 Provided, if a compensation is paid to another licensed buyer brokerage firm in conjunction with such sale, the  
 amount of compensation payable to Buyer Brokerage Firm shall be reduced by the amount paid to such other firm.  
 "Sell" includes a contract to sell; an exchange or contract to exchange; or an option to purchase, regardless of when it  
 closes. 31  
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\_\_\_\_\_  
 Buyer's Initials

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Buyer's Initials

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Seller's Initials

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Seller's Initials

\_\_\_\_\_  
 Date