



Addendum to Listing Agreement

Property Address:

- Seller authorizes Listing Agent to accept offers through the Homesale.plus transparent online offer platform (Homesale.plus is a trade name of REXTAR, LLC, a Maryland, licensed real estate brokerage).
- The offer period will run for 2 weeks (unless otherwise agreed to by Seller, Listing Agent and Homesale.plus) not including the seller decision period (default is 24 hours, but can be changed to accommodate seller and listing agent's requirements). The 2-week period begins when the listing is activated on Homesale.plus AND either activated or updated in the MLS. We do not schedule listings to end on Holidays or on weekends.
- The listing cannot be removed from Homesale.plus before the end of the 2 weeks unless the seller is accepting an offer early.
- The List Price represents the opening offer amount (net of commissions to seller).
- Seller understands that all offers can be viewed in real-time by the general public including but not limited to Seller, potential buyers and their agents.
- Seller is not obligated to accept any offer. However, if Seller does accept an offer, Seller agrees to follow through and sign a contract corresponding to the agreed upon terms in a timely manner.
- At Seller's discretion, an offer may be accepted at any time. However, all offers must be submitted through the platform. The Seller is not permitted to accept an offer outside of the platform while the listing is active on Homesale.plus.
- If a contract is ratified within 15 days following the end of the seller decision period with anyone who was shown the property, registered to make an offer or made an offer while the property was listed on the Homesale.plus platform, a Homesale.plus commission addendum will be included in the ratified contract and Homesale.plus will be paid its full fee at closing.
- Homesale.plus does not guarantee and is not responsible nor liable for the actions of any potential buyers, their agents or the Listing Agent.
- Commissions will be paid as follows: When Seller accepts an offer submitted on Homesale.plus, the offer will be net of any commissions. *For example, if the total*

commission is six (6%) percent, six (6%) percent will be added to the accepted offer to create the contract price. The contract price, **including** the total commission, will be paid by the **Buyer**.

- The commission will then be paid from the Seller side of the closing statement at settlement and distributed as follows:
 - a) The agreed upon percentage between the Buyer and the Buyer's agent will be entered into the platform, included in the contract price paid by the Buyer, and paid to the Buyer's agent's brokerage.
 - b) ___percent or \$_____ (flat fee commission amount) will be paid to the Listing agent's brokerage. **(Please fill in % OR flat fee commission amount.)**
 - c) One (1.0%) percent to Homesale.plus (REXTAR, LLC) - remitted to Homesale.plus via the Listing Broker.

Seller signature: _____

Agent Signature: _____

Seller signature: _____