

Addendum 'A' to
RESIDENTIAL BUYER/TENANT REPRESENTATION AGREEMENT

Rebate of Earned Commission to Client

This addendum is part of the RESIDENTIAL BUYER/TENANT REPRESENTATION AGREEMENT between the parties Memorial First Realty (Brad Burt, Broker License# 0543070) and brokers Client. This addendum is referenced in the SPECIAL PROVISIONS section of the representation agreement between the parties. By signing below Client agrees to the rebated commission amount specified in this addendum.

Client Name: _____

Client Mailing Street Address: _____

Client City, State, Zip: _____

The term of this agreement shall last **four months** from the date Broker signs.

Client Signature: _____ Date: _____

Brokers Signature: _____ Date: _____

After a successful closing and funding of a sale of real property under the RESIDENTIAL BUYER/TENANT REPRESENTATION AGREEMENT Client has with broker, Client will be rebated one of the following amounts based on the commission structure of the sale.

The rebated amount will be paid by check, mailed and postmarked no later than three business days from the date Memorial First Realty receives its commission check from the title company handling the closing. A 3-day lag is necessary to ensure commission funds have had time to clear to brokers account before broker pays Clients rebate. The check will be mailed to the Clients address above. The rebated amount will be determined based on the ratified sales commission paid Buyers' broker based on the following rules.

- 1) If seller is offering a 3% or higher sales commission to buyers broker, **one-half (1/2 or 50%) of the sales commission amount earned by Broker will be rebated back to Buyer** (e.g., \$100,000 sale price and a \$3,000 commission paid to Memorial First Realty, then \$1,500 would be rebated to Client/Buyer).
- 2) If the seller is offering less than a 3% commission but equal or greater than a 2% commission to buyers broker, **one fourth (1/4 or 25%) of the sales commission amount earned by Broker will be rebated back to Buyer** (e.g., \$100,000 sale price and a \$2,000 commission to Memorial First Realty, then \$500 would be rebated to Client/Buyer).
- 3) **Memorial First Realty will pay no rebate to Client on a property sale where the seller is offering less than a 2% commission to the buyers' agent.** Memorial First Realty reserves the right to cancel this rebate agreement and RESIDENTIAL BUYER/TENANT REPRESENTATION AGREEMENT if Client insists on pursuing a property where the Seller is offering less than a 2% buyers agent commission. If Memorial First Realty decides to represent Client to purchase a property offering less than a 2% buyers agent commission, there will be no rebate paid to Client.