



EZReal Estate Platform LLC Addendum

Seller Name: James E. Allen
Address: 19 Lakeview Drive
City/State/Zip: Smithfield, RI 02828

The Listing Price shall be \$391,000.

The Seller agrees that the Property shall be for sale online using the Bidding platform www.EZREOffer.com owned and operated by EZ Real Estate Platform, LLC, with the starting bid of \$391,000.

The Seller reserves the right to accept, counter or reject any bid.

Bidding ends on Wednesday, May 8th, 2024, at 7:00 PM (EST).

A Buyer's Premium equal to 5% of the accepted bid amount shall be collected from the Buyer and used to compensate the real estate broker(s) in this transaction.

The Buyer(s) and Seller agree to a 5% Buyer's Premium being added to any accepted bid amount, which shall establish the total Sales Price.

If the Seller accepts a bid, the Buyer(s) shall have 24 hours to sign a standardized purchase contract for the total Sales Price and submit their earnest money deposit to the listing brokerage.

Any commission owed by the Seller(s) under an exclusive right to sell agreement shall be based on the accepted bid amount, not including the Buyer's Premium.

Seller Date
Seller Date
Buyer Date
Buyer Date
Listing Real Estate Agent Date
Selling Real Estate Agent Date
Listing Real Estate Broker Date