



EZ Real Estate Platform LLC Addendum

Seller Name: LUO QUN
Seller Name:
Address: 5539 NATOMA DR
City/State/Zip: FORT MYERS, FL 33919

The listing price shall be \$ 1,399,999

The Seller(s) agree that the Property shall be for sale online using the Bidding platform www.EZREOffer.com owned and operated by USA Home Buyer Auctions LLC DBA EZ Real Estate Platform LLC, With the starting bid of \$ 1399,999

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

Bidding ends on TUE MAY 2ND, 7PM

A Buyers Premium of 6% 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(s) agree to a 5% Buyer's Premium being added to any accepted bid amount, which shall establish the total Sales Price.

If the Seller(s) accept a bid, the Buyer(s) shall have 24 hours to sign a broker(s) standard purchase contract for the total Sales Price and submit their earnest money to the escrow company.

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.

Authentisign Luo Qun

Seller

04/25/23

Date

Seller

Date

Buyer

Date

Buyer

Date

Authentisign Joe Petno

04/25/23

Listing Real Estate Agent

Date

Selling Real Estate Agent

Date

Listing Real Estate Broker

Date



Thank you for considering partnering with our company, EZ Real Estate Offer. We are here to help you grow your business as your partner with us as we revolutionize how real estate is bought and sold!

Once an agent has a listing ready for the MLS, they will submit it there and send it (the MLS listing along with any and all exhibits and or addenda) to our National Accounts Manager, at info@ezreoffer.com

Once the open house has been scheduled with the seller, let our National Accounts Manager know (send email to info@ezreoffer.com or call 800-231-0058) and it will be added onto the website.

Real Estate Agent Benefits:

You don't need to submit your full purchase sale agreement and all addenda.
Just Make a Bid/Offer on Site.
You and your buyers will see every Bid/Offer made in real time.
Your Buyer controls their Purchase Price.

100% Transparent NO MORE "HIGHEST AND BEST".

Most active bidding tends to occur the last few hours of the sales window. We do not have a hard end time, as we will wait for a full 2 minutes of no new bidding. For example, if the sale is set to end at 5:00 PM and a bid comes in at 4:59, the sale will automatically be extended until 5:01 allowing all other bidders a 2-minute window to decide if they want to submit a higher bid. This will continue until 2 minutes pass with no new bids.

Once the sale has ended (2 minutes of no new bids) the listing agent will contact the buyer/agent to arrange all the details of the transaction.

The best Bid/Offer buyer/agent will be notified by listing agent and now has 24 hours to submit a valid MLS Purchase and Sales Agreement to the listing agent.

Once a title company has been established our National Accounts Manager will send out an invoice for 1% of the Bid Price. We are paid direct from the title company.

Buyer's Premium

Seller can either choose to pay the commission or use a buyer's premium. Buyers Premium is the buyer paying the commission. When a seller uses buyer's premium in most cases the listing starting bid price is reduced 6% less than market value to accommodate buyer.