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EZ Real Estate Offer

EZ Real Estate Platform Disclosure

The EZ Real Estate Platform, a third-party marketing platform, employs a Transparent Open Forum approach to facilitate home sales through a transparent offer system. It's important to note that the EZ Real Estate Platform differs from an auction model, as sellers retain the autonomy to accept, negotiate, or decline any offers. The EZ platform supports a truly transparent buying and selling process that benefits buyers by giving them real-time knowledge of how many offers are on the table, what those offers are, and giving buyers the opportunity to adjust their offer amount without relying on an escalation clause. We operate as a licensed real estate brokerage in Washington State. All commission terms are open to negotiation and settled on the seller's end of the closing statement.

The EZ Real Estate Offer Addendum offers three distinct options, selected by the seller.

Option 1 involves the Buyer Premium Method, where the seller typically sets the price 6-10% below the market value. In this approach, the buyer agrees to pay a Buyer's Premium to compensate both the listing and selling agents.

As an Example: if the seller opts for a 6% buyer premium, they retain the discretion to accept, reject, or negotiate any offers after the offer event concludes. In a hypothetical scenario where the accepted offer is $500,000 and a 6% buyer premium is chosen, the final purchase price would be established. Adding the 6% buyer's premium of $30,000 to the accepted offer price of $500,000, the total purchase price documented in the MLS purchase agreement would be $530,000. The buyer's premium of $30,000 is intended to compensate both the selling and listing brokerages. Commissions move to seller side of closing statement/HUD.

Option 2, known as The Traditional Method, involves the seller determining a fair and reasonable amount to pay for listing and selling brokerage services.

This approach is preferred by sellers seeking transparency, facilitated by the EZ Real Estate Platform. Under this method, both the listing and selling sides would agree to a 1% commission to EZ Real Estate Platform based on the final purchase price, with a minimum fee of $1,500 and a maximum of $5,000.

Option 3, referred to as The Split Method, allows the seller to choose to cover the listing brokerage commission. In this scenario, the buyer's agent will use the buyer premium to compensate the selling brokerage, with the compensation amount subject to negotiation between the buyer and the buyer's agent.

This approach is employed when sellers prefer to segregate commissions. Following the conclusion of the offer process, the seller will remit the negotiated commission to the listing brokerage, and the buyer will compensate the selling office based on a negotiated agreement between both parties. These commissions will be factored into the offer accepted by the seller, thereby establishing the final sales price.

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EZ Real Estate Platform Addendum

Name Jesse Rivers / Rivko Real Estate LLC known as the authorized seller of the property located at **Address** 18 Turf Rd Burlington, VT hereby acknowledges the utilization of the EZ Real Estate Platform.

This platform offers three compensation options for both the selling and listing brokerages. The seller holds the authority to negotiate the terms of listing the property. It is imperative that all parties involved sign and initial the selected terms and conditions outlined by the seller. (See Options Above in Addendum Disclosure.)

Property to be listed on EZ Real Estate Platform. All parties agree to abide by the set of terms below. The 1% EZ commission will be a lined item on seller side of the HUD on any of the options. Choose one of the three options below.

☑ **Option 1** Buyer Premium Method, where the seller typically sets the price 6-15% below the market value. In this approach, the buyer agrees to pay a Buyer's Premium to compensate both the listing and selling agents.

Total Buyer Premium shall be 6%
The buyer premium shall be 2.5% to the Listing Office Percent of Final Offer Price.
The buyer premium shall be 2.5% to the Selling Office Percent of Final Offer Price.

Following the conclusion of the offer process, the buyer's premium shall be added to the accepted offer and shall be used to compensate Selling and Listing Brokerages as well as EZ Real Estate Platform.

☐ **Option 2** Traditional Method, involves the seller determining a fair and reasonable amount to pay for both listing and selling brokerage services.

_____ Percent of Final Offer Purchase Price Listing Brokerage
_____ Percent of Final Offer Purchase Price for Selling Brokerage

☐ **Option 3** The Split Method, provides the seller with the flexibility to opt for covering the listing brokerage commission. Under this arrangement, the buyer's agent utilizes the buyer premium to compensate the selling brokerage, with the specific compensation percentage being open to negotiation between the buyer and their agent. With this method, both the buyer and their agent have the opportunity to discuss and specify the compensation amount, which can then be reflected in the Negotiated Buyer's Premium Percentage to be paid to Selling Office for buyer's agent compensation.

_____ Percent of Final Offer Price for Seller to Pay Listing Brokerage
_____ Negotiated Buyer's Premium Percentage to be paid to Selling Office for buyer's agent compensation

For the purposes of the Settlement Statement at the time of closing, the Buyer's Premium shall be documented as the Real Estate Commission and moved to the Seller's expense side of the statement. Further, the Settlement Statement should include a line-item display that details the separate payouts to the Listing Brokerage, the Selling Brokerage and to The EZ Real Estate Platform – all from the Seller's proceeds.

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The seller(s) consent to listing the property for sale on the online offer platform www.ezrealestateoffer.com, which is owned and operated by EZ Real Estate Platform LLC.

Seller(s) reserves the right to accept, counter or reject any offer including offer end date and time. The Listing Price/Starting Offer Price shall be $ 409,900

Offer Event Starts Thursday Date 1/23/2025 Time 5pm
Offer Event Ends Monday Date 03/03/2025 Time 8pm
Time extends 2 minutes when an offer is made inside of final 2 minutes.

Seller(s) chooses final offer price, the Buyer(s) Agent shall have 24 hours to sign a broker(s) standard purchase sale contract for the total Sales Price and submit to listing agent.

Once Buyer(s) Premium is added to seller(s) accepted offer, the additional compensation will transfer to seller side of the HUD for closing.

Both Listing and Selling Brokerages agree this addendum shall supersede any prior oral, written or implied compensation agreements. By signing below, all parties acknowledge that they have reviewed and understand the information contained herein, and that they fully agree to all terms and conditions set forth in this document.

Buyer(s) Signature_____ Date_____
Printed Signature_____

Buyer(s) Signature_____ Date_____
Printed Signature_____

Seller(s) Signature Jesse Rivers / Rivko Real Estate LLC dotloop verified 01/22/25 9:15 PM EST FKSS-ZYMT-WRPR-LOEQ Date_____
Printed Signature Jesse Rivers / Rivko Real Estate LLC

Seller(s) Signature_____ Date_____
Printed Signature_____

Listing Agent Signature Trevor Ainsworth dotloop verified 01/22/25 9:11 PM EST QRLL-TY2S-YM1U-6KYH Date_____
Printed Signature Trevor Ainsworth

Buyer Agent Signature_____ Date_____
Printed Signature_____

All preceding discussions, negotiations, and agreements pertaining to the subject matter within this section are documented within this Agreement or any associated materials. It is understood that any representation made is on behalf of the described entity and not in a personal capacity, unless explicitly stated otherwise. The Legally Authorized Signer affirms that the represented entity is established and duly authorized to conduct business.