



Buyer Addendum

Name(s) Jonna & Charles Martin known as the authorized seller of the property located at
Address 11600 Beulah Ave, Cleveland, OH 44106 consent to listing the
property for sale on the online offer platform at www.EZRealEstatePlatform.com, which is owned and operated
by EZ Real Estate Platform LLC.

This platform offers a buyer premium compensation option for both the selling and listing brokerages. The seller holds the authority to negotiate the terms of listing the property. **It's imperative that all parties sign this addendum and agree to abide by the set of terms below.** 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. Minimum 1% EZ commission will be a lined item on seller side of the HUD on any of the options.

The Seller has chosen to use a Buyer Premium Model, where the seller typically sets the price 6- 20% below the market value. In this approach, the Buyer agrees to pay a Buyer's Premium to compensate both the listing and selling agents. EZ Fee minimum is 1% of accepted offer price on platform. Once the buyer premium is added to seller(s) accepted offer, the additional compensation will transfer to seller side of the HUD for closing.

Total Buyer Premium shall be	<u>3</u> % to Listing Office
<u>7</u> %	<u>3</u> % to Selling Office
	<u>1</u> % to EZ Platform

The Listing Starting Price shall be \$ <u>160,000</u> .	Offer Event Starts: Date <u>7/22/2025</u> Time <u>11:00 am</u>	Offer Event Ends*: Date <u>7/29/2025</u> Time <u>5:00 pm</u>	<i>Seller(s) reserves the right to accept, counter or reject any offer at any time.</i>
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*The offer event time will be designated as stated above; however, time extends 2 minutes when an offer is made inside of final 2 minutes. Additionally, if no offers are received, the end date will be extended for 7 days indefinitely, until the listing agent requests a final end date or an offer is received.

Once 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.

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. 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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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 Agent Signature _____ Date _____

Name (Printed) _____

Buyer Signature _____ Date _____

Name (Printed) _____

Buyer Signature _____ Date _____

Name (Printed) _____

Listing Agent Signature _____ Date 7/21/2025

Name (Printed) Vincent Yurak

Vincent Yurak
dotloop verified
07/21/25 2:08 PM EDT
DHR1-AKJM-SBUR-V7ME

Seller Signature _____ Date 7/21/2025

Name (Printed) Jonna Martin

Jonna Martin
dotloop verified
07/21/25 12:03 PM
PDT
FGAJ-TCI1-DFYG-TDOT

Seller Signature _____ Date 7/21/2025

Name (Printed) Charles Martin

Charles Martin
dotloop verified
07/21/25 2:44 PM MDT
UNHW-IDLM-JY0F-JGYQ