



Name Thomas and Shelly Ricketts known as the authorized seller of the property located at

Address xxx Nez Pearce

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.

**Property to be listed on EZ Real Estate Platform. It's imperative that all parties sign this addendum and agree to abide by the set of terms below. Minimum 1% EZ commission will be a lined item on seller side of the HUD on any of the options.**

**Seller has chosen to use the following option:**



**Option 1 Buyer Premium Method**, 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.

Total Buyer's Premium shall be	10%
Percentage to Listing Office	4%
Percentage to Selling Office	4%
Percentage to EZ Platform	2%

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. EZ Fee minimum is 1% of accepted offer price on platform.

Total Seller's Commission	_____
Percentage to Listing Office	_____
Percentage to Selling Office	_____
Percentage to EZ Platform	_____

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**Option 3 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. EZ Fee minimum is 1% of accepted offer price on platform.

Total Seller's Commission	_____
Percentage to Listing Office	_____
Negotiated Buyer Premium to SOC	_____
Percentage to EZ Platform	_____

**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.**

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

Seller(s) reserves the right to accept, counter or reject any offer at any time.

The Listing Starting Price shall be \$ <sup>215,000</sup> \_\_\_\_\_ .

Offer Event Start Date	<sup>8/9/2025</sup> _____	Start Time	<sup>10:00am</sup> _____
Offer Event End Date	<sup>-8/31/2025</sup> _____	End Time	<sup>-5:00pm</sup> _____

(The offer end date and end time should be set; however, if no offers are received, the end date will be extended for an additional week indefinitely, until the listing agent requests a final end date.)

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.**

Buyers Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyers Name \_\_\_\_\_

Buyers Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyers Name \_\_\_\_\_

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Sellers Signature  *Thomas P Ricketts* \_\_\_\_\_ Date 08/08/25 \_\_\_\_\_

Sellers Name \_\_\_\_\_  
Thomas Ricketts

Sellers Signature  *Shelly M Ricketts* \_\_\_\_\_ Date 08/08/25 \_\_\_\_\_

Sellers Name \_\_\_\_\_  
Shelly Ricketts

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Listing Agent Signature  *Robert Climer* \_\_\_\_\_ Date 08/08/25 \_\_\_\_\_

Listing Agent Name \_\_\_\_\_  
Robert Climer

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Buyers Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyers Agent Name \_\_\_\_\_