



EZ Real Estate Platform Addendum

Name Henry Osuagwu/Janet Osuagwu known as the authorized seller of the property located at
 Address 500 S. Clymar Ave Compton 90220 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. EZ Fee is 1% of accepted offer price on platform.

Total Buyer Premium shall be 6.00%
 The buyer premium shall be 0% to the Listing Office Percent of Final Offer Price.
 The buyer premium shall be 6.00% 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. EZ Fee is 1% of accepted offer price on platform.

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

_____ 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.

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 Starting Price shall be \$ 649,000.00

Offer Event Starts Date 09/13/2025 Time _____

Offer Event Ends Date 09/16/2025 Time _____

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 _____
Printed Signature _____

Date _____

Buyer(s) Signature _____
Printed Signature _____

Date _____

Seller(s) Signature Henry Osuagwu 09/02/25
Printed Signature HENRY OSUAGWU

Date _____

Seller(s) Signature Jane Osuagwu 09/02/25
Printed Signature JANE OSUAGWU

Date _____

Listing Agent Signature Michael C Ugwu 09/03/25
Printed Signature MICHAEL C. UGWU

Date _____

Buyer Agent Signature _____
Printed Signature _____

Date _____

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.

ONLINE BIDDING PLATFORM ADDENDUM TO LISTING AGREEMENT



This ONLINE BIDDING PLATFORM ADDENDUM TO LISTING AGREEMENT (this "Addendum") is an addendum to the real estate listing agreement, dated 09/01/2025 ("Listing Agreement") between the undersigned seller ("Seller") and the undersigned brokerage firm ("Broker") concerning the property situated at 500 S. Clyman Ave, Compton 90220 ("Property"). Seller and Broker mutually agree as follows:

1. **BIDDING PLATFORM USAGE.** Seller authorizes Broker to advertise the Property on the following online bidding platform ("Platform"): EZ Real Estate Platform. The listing price set forth in the Listing Agreement will serve as the starting price for bidding on the Platform.
2. **SELLER'S RIGHT TO REVIEW BIDS.** Seller, through Broker, shall have the right to review all bids submitted through the Platform. Note: Bids are not "offers," and "acceptance" of a bid does nothing more than provide Seller and the prevailing bidder with the opportunity to enter into a binding real estate purchase and sale agreement.
3. **PLATFORM USE FEE; ADDITIONAL COST TO SELLER.** Seller understands that the Platform charges Broker a Platform use fee in an amount that is equal to \$_____, or 1.000 % of the gross sales price of the Property (as reflected on the final settlement statement) ("Platform Use Fee"), which is to be paid by Broker to the Platform at the close of escrow, and then reimbursed by Seller to Broker, also at the close of escrow. In this situation, the Listing Broker Compensation shall be what is provided in the Listing Agreement, plus the additional Platform Use Fee, identified immediately above, for a **TOTAL OF**
 \$_____, or 6.000 % of the gross purchase price of the Property (as reflected on the final settlement statement).

Seller 1 Seller 2 Seller 3 Seller 4
4. **SELLER CONCESSION TO BUYER.** Seller authorizes Broker to advertise that Seller is willing to offer a concession to the buyer, payable at close of escrow, in an amount up to 2.000 % of the gross sales price of the Property (as reflected on the final settlement statement).




Notice: Seller concessions are not required or fixed by law. The amount of any Seller concession is fully negotiable.

5. **RULES OF PLATFORM.** Generally, the rules of the Platform provide that the buyer with the "winning" bid will have 24 hours following acceptance of their bid, by Broker (acting on behalf of Seller), to submit a signed real estate purchase and sale agreement to Seller, and to deliver an earnest money deposit into escrow. If Seller rejects all bids, then Seller may choose to have Broker re-advertise the Property on the Platform at a new price that is to be determined by Seller (this new price may be higher or lower than the listing price set forth in the Listing Agreement).
6. **CANCELLATION BY SELLER.** Seller may choose to cancel advertising and utilization of the Platform through written notification. Cancellation of the Property advertisement on the Platform shall not result in cancellation of the Listing Agreement.

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SIGNATURE PAGE TO ONLINE BIDDING PLATFORM ADDENDUM TO LISTING AGREEMENT

BY SIGNING BELOW, Seller and Broker agree to the terms set forth in this Addendum.

Seller 1:	 (Signature)	09/02/25	HENRY OSUAGWU (Typed/Print Name)	(Date)
Seller 2:	 (Signature)	09/02/25	JANE OSUAGWU (Typed/Print Name)	(Date)
Seller 3:	_____ (Signature)		_____ (Typed/Print Name)	(Date)
Seller 4:	_____ (Signature)		_____ (Typed/Print Name)	(Date)
Broker:	EXP Realty of Calif Inc (Firm Name)	 (Broker/Agent's Signature)	98/03/25 MICHAEL C. UGWU (Broker/Agent's Typed/Printed Name)	(Date)

(Colorado Only) This form has not been approved by the Colorado Real Estate Commission and is not for use in Colorado.

(Wisconsin Only) This form has been drafted by Broker.



In order to remain in compliance with the NAR settlement and the eXp Realty State specific Policies and Procedures the following process must be followed by eXp Agents who would like to utilize bidding platforms such as HomeBoss, USA Home bids, EZ Real Estate, etc (Collectively "Platform").

All agents should familiarize themselves with the NAR Settlement FAQ surrounding the settlement agreement as well as their local MLS rules to ensure compliance.

- 1. Listing Agreement Form:** Either the local Association of REALTOR® provided listing form(s) or eXp Exclusive Authorization and Right to Sell should be used. In the field that allows for additional terms and conditions add "See listing addendum" to incorporate the verbiage in the eXp Realty recommended bidding platform Addendum for all properties that are submitted to the platform. Any additions made to the form will require Broker approval prior to seller signature.
- 2. Platform Fees:** In the event there is a fee owed to the Platform, that fee must be added to the seller obligations as outlined in the listing addendum.
- 3. MLS Private Agent Remarks:** Where allowable per MLS - "This listing comes with Seller concessions - please reach out to the listing agent for details.", or similar language.
 Agents should then provide a "packet" to the buyer's agent upon request with a link to the bidding site, FAQs and details on how the bidding works.
- 4. Buyer required verbiage in the Purchase and Sale Contract:** "Seller to credit buyer XXX at close of escrow to satisfy buyer's contractual obligation to buyer's broker."

5. Agents shall not advertise in any medium that the services provided to the client or customer are free or available at no cost, unless the Agent will receive no financial compensation from any source for those services.
6. eXp Realty does not allow a Listing Agent's compensation to be paid via Buyer Premium.
7. If a listing agent or another eXp Agent is hosting an open house on behalf of the Seller, a Buyer-Broker Agreement (BBA) is not required for buyers attending. However if you choose to, and the buyer asks for representation and you want to also be paid for those services, you must have a signed buyer brokerage agreement.
8. If buyer contact is made after the open house, such as upon winning bid, the Agent must obtain a signed BBA before proceeding with any further assistance or representation.