



Buyer Addendum

Caroline Johns & Jowin Varghese

Name(s) known as the authorized seller of the property located at
 Address 17364 Walnut Run Dr Alva Fl 33920 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 hybrid model, which provides the seller with the flexibility to opt for covering the listing brokerage commission and/or use a buyer premium for listing brokerage commission. The seller may set the property price 6-20% below market value to account for buyer premium fees. 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

%

% to Listing Office

% to Selling Office

% to EZ Platform

Total Negotiated Buyer Premium

%

% to Listing Office

% to Selling Office

1% % to EZ Platform

The Listing Starting
Price shall be

\$ 369,900 .

Offer Event Starts:

02/09/2026

Date

Time 11:00 AM

Offer Event Ends*:

02/16/2026

Date

Time 11:00

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

*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.



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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.

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** _____

Name (Printed) _____

Seller Signature _____ **Date** _____

Name (Printed) _____

Seller Signature _____ **Date** _____

Name (Printed) _____

Joe Petno

dotloop verified
01/30/26 6:02 PM EST
VXMT-LRCL-L4GH-NK70

Joe Petno

Caroline Johns

dotloop verified
01/31/26 8:28 PM EST
FOK1-NYJH-C1IE-POZY

Caroline Johns

Jowin Varghese

dotloop verified
01/31/26 8:23 PM EST
4FQD-XAAP-XNZX-B50L

Jowin Varghese