

Marketing Agreement Addendum

This Marketing Agreement Addendum is attached to and incorporated into that certain **Hometown Real Estate** (“Broker”) Exclusive Marketing Agreement, dated _____ for the above-referenced property. In the event of any inconsistency between this Addendum and the underlying Agreement, this Addendum shall control.

A. Listing Exclusion

In the event subject property is sold to Q Offers – A LLC, and/or its nominee or assign, any compensation – including commission due – shall be paid by the Seller at the time of closing, in the form of a credit from Seller to Purchaser. Seller will not pay any commission to Broker.

B. QuickBuy® Lock Fees

1. Seller and Broker acknowledge that Q Offers – A LLC, and/or its nominee or assign shall be owed some or all of the following fees, paid by Seller from the proceeds at closing:
 - a. Administrative Fee of \$795.
 - b. **QuickBuy®** Lock Fee equal to 1% of the market transaction contract sale price or QuickBuy contract price, if accepted.
 - c. **QuickBuy®** Resale Fee of \$18,000 (**ONLY** if sold to Q Offers – A LLC).
2. Broker agrees to cooperate with Q Offers – A LLC’s efforts to collect any fees to which Q Offers A LLC and/or its nominee or assign, is entitled to collect at the time of closing/close of escrow, by incorporating such direction to pay into any instructions provided to closing company.
 - a. If closing to an outside 3rd party Buyer, said instruction shall include direction to pay the fees described in B.1.a., and B.1.b. to Q Offers – A LLC.
 - b. If closing directly to Q Offers – A LLC, and/or its nominee or assign, as Purchaser, instruction shall include direction for Seller to pay to Purchaser as a credit at closing the fees described in B.1.a, B.1. b, and B.1.c.

C. QuickBuy® Lock Marketing Protocol

1. Seller and Broker acknowledge the benefits of the **QuickBuy®** Lock apply only when the property is marketed according to the protocol defined below, wherein the durations are limited to the time the property is **actively** listed in the Multiple List Service, excluding any time the property is off-market for any reason:
 - a. Initial list price no greater than: \$345,000
 - b. Reduce on day 30 to no greater than: \$330,000
 - c. Reduce on day 60 to no greater than: \$315,000
 - d. Reduce on day 90 to no greater than: \$300,000
 - e. At any time after election, and up to the offer expiration date of 06/03/2022 the **QuickBuy®** offer may be executed.
 - f. Closing of the **QuickBuy®** sale must occur no later than 07/04/2022.
 - g. Seller is under no obligation to accept the **QuickBuy®** offer at any time.

Seller Signature

Date

Seller Signature

Date

Broker Signature

Date