

AMENDMENT TO EXCLUSIVE RIGHT OF SALE

For use by members of the Lawrence Board of REALTORS®

This AMENDMENT becomes a part of the EXCLUSIVE RIGHT OF SALE agreement, dated _____,

between _____ as principal/seller

(hereinafter referred to as "SELLER") and _____

as SELLER'S Broker (hereinafter referred to as "Broker"), for the following described real property:

Address: _____.

It is understood and agreed the following changes become effective upon the mutual execution of this document, unless otherwise agreed to in writing between the parties:

Paragraph 1 of the Exclusive Right of Sale Agreement is amended to read:

SELLER agrees to pay Listing Broker, as compensation for services rendered, as follows: _____

_____.

(the amount of compensation reflected must be objectively ascertainable and may not be open-ended)

a. Unless otherwise specified, said compensation to be due and payable on the happening of any of the following events, to wit:

(1) If a sale or exchange is made or a purchaser is found who is ready, willing and able to purchase the property before the expiration of this listing, by the Listing Broker named above or by SELLER, or through any other person at the above price and terms, or for any other price and terms SELLER agrees to accept; or

(2) Such compensation shall be paid if property is sold, conveyed or otherwise transferred within _____ days after the termination of this agreement or any extension thereof to anyone to whom the property was shown or submitted prior to final termination. However, SELLER shall not be obligated to pay such compensation if a valid Exclusive Right of Sale agreement is entered into during the term of said protection period with another licensed real estate broker and the sale, lease or exchange of the property is made during the term of said protection period;

SELLER is advised that Broker commissions are not set by law, regulation or policy of any real estate trade association. The compensation paid to a real estate broker is always fully negotiable when entering into an Exclusive Right of Sale Agreement.

All other terms and conditions of said original agreement remain unchanged and in full force and effect.

Listing Agent: _____
Signature Date

SELLER: _____
Signature Date

Listing Agent: _____
Signature Date

SELLER: _____
Signature Date

