

Ohio Property Group, LLC Listing Agreement Addendum

This Listing and Purchase Agreement Commission Addendum must be signed and submitted with all offers.

This addendum referencing escrow instructions, disclosures, and acknowledgments is hereby attached and made part of the fully executed purchase agreement of the subject property ("Property").

This addendum is to be submitted by the Buyer Brokerage to the Title Company, facilitating escrow settlement and title, along with the balance of the purchase agreement, agency disclosure, affiliation disclosures, property disclosures, and any other supporting documentation required to consummate said transaction and comply with Ohio and/or federal law.

Seller(s) is the owner or authorized legal seller of the real estate Property located at:

7005 KYLES STATION ROAD LIBERTY TOWNSHIP, OHIO 45044

Seller(s) warrants that Seller(s) has the legal capacity, full power, and authority to execute the contract, escrow instructions, and supportive documentation necessary to consummate the transaction referenced herein on Seller(s)'s behalf or on behalf of the party Seller(s) represents, as appropriate.

Seller(s) hereby discloses to the Buyer(s) that Seller(s) has an Exclusive Agency listing agreement with Ohio Property Group, LLC, listing the Property for sale and has paid the Listing Brokerage a flat fee upfront with \$ _____ (not applicable if left blank) payable to Ohio Property Group, LLC at closing.

Seller(s) hereby instructs the Title Company to provide a preliminary settlement statement/ALTA disclosure to Ohio Property Group, LLC, prior to closing and a final settlement statement/ALTA disclosure immediately after closing. Seller(s) hereby authorizes the Title Company to communicate directly with the Seller(s) for Seller(s)'s personal information to ensure confidentiality and security of this sensitive information.

Seller(s) hereby instructs the Title Company to pay directly to the Buyer Brokerage delineated in the fully executed purchase contract out of the Seller(s)'s proceeds at the time of settlement/funding as a condition of closing, compensation in an amount of: 2.00%. Any percentage commission shall be based upon the agreed sales price of the property. No commissions shall be paid on seller concessions. No commission is to be paid on the lot price of \$ _____ (not applicable if left blank).

Seller(s) hereby acknowledges the aforementioned figure herein is strictly authorized by the Seller(s) and is in no way to be construed as an inducement or offering by Ohio Property Group, LLC. Seller(s) hereby discloses to Buyer(s), Seller(s), Buyer Brokerage, and Title Company that any figures incorporated herein are not offered via Ohio Property Group, LLC; therefore, Ohio Property Group, LLC does not negotiate, warrant or guarantee payment thereof.

The undersigned Seller(s) and Buyer(s) hereby accept and acknowledge a clear understanding of the above.

DocuSigned by: <i>Adam Rau</i>	7/15/2024		
Seller	Date	Buyer	Date

DocuSigned by: <i>Lucy Rau</i>	7/15/2024		
Seller	Date	Buyer	Date

DocuSigned by: <i>Glen Whitten</i> 	7/15/2024		
Listing Broker	Date	Buyer Agent	Date