



**EXCLUDED "UNREPRESENTED BUYERS" ADDENDUM  
TO  
LISTING AGREEMENT & AGENCY DISCLOSURE  
(\*Excluded Parties from the Contract)**



**THIS IS AN ADDENDUM to that EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT & AGENCY DISCLOSURE** (the "Listing Agreement") entered into on \_\_\_\_\_, (date) between \_\_\_\_\_ (the "Seller"), And, Town & Country Apollo Properties (the "Company"), regarding the Property located at: \_\_\_\_\_ (the "Property"). The following terms are hereby incorporated as part of the Listing Agreement, and to the extent these terms modify or conflict with any provisions of the Listing Agreement, these terms shall control.

**2.1 UNREPRESENTED BUYERS: It is EXPRESSLY UNDERSTOOD and AGREED, if the Unrepresented Buyer (the "Buyer") Identified below by Seller that is not referred to the Company, a minimum amount of 1/2% of the acquisition price will be due to the Company from Seller at closing. This amount will be waived for an exemption period of thirty (30) "calendar" days from listing date below. An executed purchase agreement must be submitted to Company prior to this 30 day exemption deadline.**

**If the excluded party submits a REPC with representation from a Utah Licensed Brokerage / MLS Member Brokerage, Section 2. BROKERAGE FEE shall apply. This exemption period is only valid for Unrepresented Buyers.**

**In the event of Sellers acceptance of a executed purchase agreement with one of these excluded "Unrepresented Buyers" within the 30 day exemption period, this listing agreement will be terminated as per section 18. PLAN 30, A & B will be terminated without added Fee; PLAN C requires a \$995 early termination Fee.**

IDENTIFIED UNREPRESENTED PARTIES:

ALL OTHER TERMS of the Listing Agreement, not modified by this ADDENDUM shall remain the same.

\_\_\_\_\_  
(Seller Signature) (Date) (Seller Signature) (Date)

ACCEPTED by the Company

By: \_\_\_\_\_  
Lynn C Fillmore, Listing Broker (Date)

05/24/18



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