

Modification to Listing Agreement



XIANG HUANG

("Owner") or ("Seller")

and
brokerage _____ Real Broker LLC - The Sandra Rathe Team _____ ("Broker")
agree to amend Florida Association of Realtors® (**Check one**) ☐ Exclusive Right of Sale Listing Agreement, ☐ Exclusive
Brokerage Listing Agreement, or ☐ Exclusive Right to Lease Listing Agreement, regarding the Property described as:

18180 SW 66TH ST SOUTHWEST RANCHES, FL 33331

By use of this form, the parties agree to add the following language to all Listing Agreements where it is not already included:
Brokerage commissions are not set by law and are fully negotiable.

(Check as applicable)

☒ The Termination Date will be January 24, 2027.

☒ The price and terms will be \$2,185,000

☐ Compensation to Broker will be:

(a) _____ % of total purchase price plus \$ _____ OR \$ _____.

(b) _____ % of gross value of the lease; _____ % of the first month's rent; OR \$ _____.

☐ Seller authorizes compensation to buyer's broker as follows:

(a) _____ % of total purchase price OR \$ _____ paid by Broker.

(b) _____ % of total purchase price OR \$ _____ paid by Seller.

(c) ☐ check here if Seller does not authorize compensation to buyer's broker.

Brokerage commissions are not set by law and are fully negotiable.

☐ Compensation to tenant's/consumer's broker will be: _____ % of the gross value of the lease;
_____ % of the first month's rent; or \$ _____.

☐ Compensation is owed to Broker if Property is transferred within _____ days after Termination Date.

☐ Check to add the following to a Listing Agreement dated prior to March 31, 2024: **The National Association of REALTORS® proposed settlement prohibits any requirements conditioning participation in a REALTOR® MLS on offering or accepting offers of compensation to buyer/consumer brokers or other buyer/consumer representatives; accordingly any reference to a requirement that compensation be offered in order to list the Property on an MLS is hereby deleted.**

☐ Fee to Broker if deposit is retained by Owner/Seller will be _____ % of deposit.

☐ Leasing fee to Broker will be \$ _____.

☐ Cancellation fee to Broker will be \$ _____.

☐ The parties agree to conditionally terminate the Agreement. Consumer will pay the agreed upon cancellation fee and the conditional termination date will be _____.

☐ Broker and Owner/Seller hereby agree to unconditionally terminate the Agreement. Owner/Seller agrees to reimburse Broker for all direct expenses incurred in marketing the Property. Broker and Owner/Seller mutually release each other from all obligations under the Agreement and release each other from any and all claims and actions arising from or related to the Agreement.

☒ Other: Extension for Zillow Showcase, Photographer will come by to do 3D tour, zillow showcase to start next week.

This Modification to Listing Agreement amends the above-referenced Agreement between Owner/Seller and Broker. All other non-conflicting provisions of that Agreement remain in full force and effect.

Owner/Seller: _____ Date: _____

Owner/Seller: _____ Date: _____

Broker or Authorized Sales Associate: _____ Date: _____

Copy returned to Owner/Seller on _____ by ☐ email ☐ text attachment ☐ mail ☐ personal delivery.