

OFFRBOX PROPERTY ID: _____

OFFRBOX PURCHASE SALE AGREEMENT ADDENDUM

Seller: _____
Buyer: _____
Marketing Firm: _____
Property Address: _____

This Offrbox PSA Addendum (this “Addendum”), dated effective as of _____, amends and supplements that certain purchase and sale agreement (“Agreement”) between Buyer and Seller for the purchase and sale of the real property identified above, as more particularly described in the Agreement (the “Property”). If there is a conflict between the Agreement and the terms and provisions of this Addendum, the terms of this Addendum shall control. Any capitalized terms not otherwise defined herein shall have the meanings as set forth in the Agreement.

1. TOTAL PURCHASE PRICE CALCULATION. The total purchase price (“Total Purchase Price”) of \$ in the Agreement is calculated as follows:

Offer to Seller: \$ _____
plus a “Marketplace Fee” payable to Marketing Firm: \$ _____

2. EARNEST MONEY DEPOSIT. The Earnest Money Deposit is non-refundable except as expressly provided in the Agreement, shall be applied as a credit towards Buyer’s payment of the Total Purchase Price upon closing, and otherwise will be only applied as expressly provided in the Agreement.

3. BROKERS. In connection with the transactions contemplated by the Agreement, Seller is represented by Listing Broker identified on the signature page hereto, Buyer is represented by Buyer’s Broker identified on the signature page hereto, Marketing Firm is acting solely as the marketing firm, and Seller and Buyer each represents and warrants that it has not dealt with any other broker, finder or other agent. Each of Seller and Buyer shall indemnify and hold harmless the other from and against any claims, losses, costs, damages, liabilities or expenses, including reasonable attorneys’ fees, arising in connection with any breach by the indemnifying party of the representations and warranties in this paragraph. The provisions of this paragraph shall survive the Closing. All commissions due Listing Broker and/or Buyer’s Broker shall be based on the Offer to Seller (and not the Total Purchase Price).

(Signature Page Follows)

SELLER:

By: _____

Printed Name: _____

Title (if applicable): _____

By: _____

Printed Name: _____

Title (if applicable): _____

LISTING BROKER:

By: _____

Printed Name: _____

Title (if applicable): _____

License #: _____

Dated: _____

BUYER:

By: _____

Printed Name: _____

Title (if applicable): _____

By: _____

Printed Name: _____

Title (if applicable): _____

BUYER BROKER:

By: _____

Printed Name: _____

Title (if applicable): _____

License #: _____

Dated: _____