

**SIDE LISTING AGREEMENT ADDENDUM**  
(Form SLAA, Revised 9/24)

The following terms and conditions are hereby incorporated in and made a part of the listing agreement dated \_\_\_\_\_, (the "Listing Agreement") in which Friendly Seller ("Seller") has employed and granted Vivre Real Estate ("Listing Broker") the exclusive right to sell or exchange the property known as 123 Main Street, San Francisco, CA 94114 ("Property").

**NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between Seller and Broker (real estate commissions include all compensation and fees to Broker).**

1.A.	<input type="checkbox"/> Optional additional compensation from Seller to Listing Broker to be offered to the buyer's broker (" <b>Additional Broker Compensation</b> ")  (Total Compensation is the amount in 2.C.(1) of the Listing Agreement AND the Additional Broker Compensation set forth in this section 1.A.)	_____% of the purchase price OR <input type="checkbox"/> \$ _____  <b>Total Compensation shall be _____%</b> <input type="checkbox"/> and \$ _____
1.B.	<input type="checkbox"/> If the same individual agent represents both buyer and Seller, total compensation shall be the same compensation in 1.A. above, UNLESS otherwise specified in 1.B.	Total compensation shall be _____%  OR <input type="checkbox"/> \$ _____
1.C.	<input type="checkbox"/> Optional Seller Concessions	Seller authorizes Listing Broker to communicate to potential buyers and agents that Seller is willing to consider offers asking for concessions

**OFFER TO COMPENSATE BUYER'S BROKER ADVISORY:** Compensation is negotiable and Seller is not required to pay buyer's broker compensation, either through Listing Broker or directly. Seller has been advised of the advantages and disadvantages of offering to compensate buyer's broker. If 1.A. is checked, Listing Broker is authorized to compensate buyer's broker the amount specified in 1.A in writing, by executing and delivering a Cooperative Compensation Agreement to Buyer's Broker. Compensation will be paid out of the transaction proceeds.

**SELLER CONCESSIONS:** Seller concessions are monetary payments that a seller agrees to contribute towards a buyer's expenses and other costs a buyer is responsible for in the transaction. Concessions may include, but are not limited to, costs of escrow or title fees, lender fees, repairs, inspections and broker compensation. Concessions identified in the MLS, cannot specify that the concessions are to be used for broker compensation. Concessions can be used by buyers for any permissible purpose.

All other terms of the Listing Agreement remain in full force and effect, except as modified herein.

**Seller acknowledges that Seller has read, understands and has received a copy of this Addendum.**

\_\_\_\_\_  
 Seller Friendly Seller X  
Date

\_\_\_\_\_  
 Seller Date

Listing Broker Vivre Real Estate DRE Lic # 02014153

By \_\_\_\_\_ DRE Lic # 01340326 Date \_\_\_\_\_