**Addendum to Buyers Broker Agreement**

This ADDENDUM to the Buyer Broker Agreement entered into on \_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 20\_\_\_, by and between TR Network and/or Steve Gallagher as Buyer and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_as Brokerage. (Buyer Broker Agreement is attached hereto)

1. Buyer hereby designates Agent/Broker as a non-exclusiveBuyersBroker, to represent Buyer in Acquisitions of any of the following commercial or residential properties; Short Sales, Lease Option(s), Master Lease Options, Seller Financed, Subject To, Installment Land Contract or equivalent, Wholesale, Whole-tail, Novation, Pre-Foreclosure, Right of Redemption, Bankruptcy, Tax Sale, Auction, Equity Share, Joint Venture and/or the Contract Assignment and Release Fees of such.
2. If Buyer lists any of the acquired properties, which make economic sense to do so, and as determined by Buyer, such properties to be listed with the same Agent/Brokerage that procured the original purchase. In such cases Brokerage to pay up 25% on a standard Purchase and Sale and 30% in a short sale acquisition of the total brokerage commission, as a referral fee to Buyer on such resales, or have the resale listing commission reduced by same.
3. In the event where Buyer is unable to obtain a sufficient discounted purchase price from Lender(s), or Seller(s), or Buyer does not receive sufficient Net Contract Release Fee, Net Assignment Fee, or Net Profit, as maybe the case, and as determined by Buyer, Buyer to withdraw offer and allow Agent/Brokerage to sell subject property to an end Buyer. In such instances Brokerage to pay a 25% referral fee on a standard Purchase and Sale and 30% on Short Sales, of the total Brokerage commission to Buyer, a licensed Utah Sales Agent. For Short Sale Buyer has retained a Law Firm to complete the Short Sale Package with sellers and negotiate with the Servicer/Lender.
4. Consulting Fee may apply in cases where a foreclosure may have to be postponed or cancelled, to allow the Short Sale or standard Purchase and Sale to be performed.
5. In the event Buyer releases their interest in a property, to obtain a Contract Release Fee, Assignment Fee, or a Net Profit, as may be the case, thus allowing the sale to a subsequent end Buyer, the Buyers Broker’s Commission shall not exceed 25% of the Net Contract Release Fee, Net Assignment Fee, or Net Profit, or 2% of the sales price, whichever is lower, as paid by the subsequent end Buyer
6. In the event Buyer receives a Contract Release Fee, Assignment Fee, or Profit, as maybe the case, and the Buyer’s Agent also locates and represents a subsequent end Buyer, for any transaction under the terms of this agreement, Brokerage shall not share in the Buyer’s Net Contract Release Fee, Net Assignment Fee, or Net Profit, as may be the case, as Brokerage shall only receive the applicable end Buyer’s side Commission paid out of Closing.

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**\*Net Contract Release & Termination of Contract Fee, Assignment Fee, or Net Profit is determined by deducting the costs of any and all negotiations costs and services rendered by Buyer, such as Stopping Foreclosure, Administrative Fees, Initiating and Completing a Short Sale Process. – \*See the Net Sale Proceeds Profits Defined Addendum for clarification. \*Short Sales Release & Termination of Contract Fee is a separate personal property transaction, that can be listed on the HUD 1, as (POC) paid outside of closing, for the end Buyers tax basis in the property, if and as requested.**