



BUYER AGENCY ADDENDUM TO ~~THE~~ **AUTHORIZED** BUY & SELL AGREEMENT
OF THE GREATER KALAMAZOO ASSOCIATION OF REALTORS®
(DUAL AGENCY OFFICE POLICY)



Form #: _____

This ~~Buyer Agency~~ Addendum is attached to and made a part of Buy & Sell Agreement # _____ between the undersigned parties dated _____, covering The Property commonly known as _____

THE PROVISIONS OF THIS ADDENDUM CHECKED BELOW SUPERSEDE ANYTHING IN THE ABOVE REFERENCED BUY & SELL AGREEMENT (THE "AGREEMENT") TO THE CONTRARY. BUYER AND SELLER AGREE THAT PAYMENT OF BROKERAGE FEES SHALL NOT AFFECT THE AGENCY RELATIONSHIPS AS DISCLOSED BELOW **(CHECK ONLY 1 BELOW)**:

☐ SINGLE AGENCY (CO-OP TRANSACTIONS)

1-S AGENCY DISCLOSURE:

1. Selling ~~Licensee~~ ~~Broker~~ and Selling ~~Broker~~ ~~Salesperson~~ are agents for the Buyer; Selling Licensee and Selling Broker do not represent Seller and have a duty to represent the Buyer's interest.
2. Listing Licensee and Listing Selling Broker and Selling Salesperson are ~~not~~ agents for the Seller; Listing Licensee and Listing Broker do not represent Buyer.
3. Information provided to Selling Broker and Selling Salesperson by Seller or Listing Broker shall be disclosed to Buyer and Seller have received and read the roles and responsibilities of, except as may be provided in the Buyer's Agents and Seller's Agents as described in the REAL ESTATE AGENCY DISCLOSURE OF THE GREATER KALAMAZOO ASSOCIATION OF REALTORS® Agreement.
- ~~3-4. Selling Broker has specifically rejected the position of subagent to Listing Broker on this property.~~

2-S FEE: To help satisfy Buyer's obligation to Selling Broker, Seller agrees to pay Broker \$ _____ (US Funds) plus _____ (%) percent of the purchase price, ~~plus \$ _____ (US Funds) or \$ _____ (US Funds).~~ If the above fee is different than the amount offered through the MLS, Seller should consult with Listing Broker to determine the effect prior to signing this Addendum. ~~Seller agrees the fee has been included in the purchase price and shall be distributed from the proceeds of this transaction to Selling Broker at closing.~~

~~OR~~

☐ DUAL AGENCY (IN-HOUSE TRANSACTIONS)

1-D AGENCY DISCLOSURE:

1. Broker and Broker's ~~Licensees~~ ~~Salespeople~~ are agents for both Buyer and Seller in this transaction.
2. Broker has previously acted as an exclusive agent for each party and may have information that could affect the transaction between the parties.
3. Broker and Broker's Licensees Salespeople shall not be required to disclose information to either party that was previously undisclosed, without approval from the parties whose information is being disclosed.
- ~~3-4. Buyer and Seller have received and read the roles and responsibilities of Buyer's Agents and Seller's Agents as described in the REAL ESTATE AGENCY DISCLOSURE OF THE GREATER KALAMAZOO ASSOCIATION OF REALTORS®.~~

2-D FEE: To help satisfy Buyer's obligation to Broker, Seller agrees to pay Broker \$ _____ (US Funds) plus _____ (%) percent of the purchase price, ~~plus \$ _____ (US Funds) or \$ _____ (US Funds).~~ ~~Unless amended in writing, said selling fee paid on behalf of Buyer shall be credited toward the brokerage fee owed the Broker pursuant to the Listing Agreement between Seller and Broker~~

OTHER TERMS: _____

Date: _____ Buyer: _____ Date: _____ Seller: _____
~~Date: _____~~

Date: _____ Buyer: _____ Date: _____ Seller: _____
~~Date: _____~~