

## **Addendum “A” to Listing Contract**

**Realtor Name:**

**Date:**

**Property Address:**

This agreement is specifically contingent upon Seller’s Lender accepting a Short Sale reduced payoff.

The parties hereto acknowledge and agree that the current debts on the property exceed its value and that this Agreement is specifically contingent upon Seller’s Lender approval of a reduced payoff “Short Sale”. In the event that a Short Sale at the Purchase Price is not approved by Lender, This agreement shall be null and void and no Real Estate Commission shall be earned or due.

In the event the Lender approves a Short Sale, Real Estate Agent acknowledges and agrees that their commission paid from this transaction must be approved by the Lender as part of the Short Sale Negotiation. Some Lenders approve a full commission as set forth in the listing agreement, while others limit the payment of a real estate commission. Since this transaction is contingent upon the Lender’s approval of a Short Sale, it is therefore impossible to determine the amount of real estate commission that a Lender will approve at this time.

The buyer is responsible for “ALL” closing costs and there will be no prorating of taxes. The agreed sales price will be “Net to Seller”. If buyer is going to obtain required financing to purchase said property, buyer cannot obtain an FHA loan or any loan that requires title seasoning.

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Real Estate Agent’s Signature

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Your Name