

### TOMLINSON WASHINGTON ADDENDUM TO BUYER REPRESENTATION AGREEMENT

This Addendum is entered \_\_\_\_\_ (“Effective Date”) and amends the Buyer Representation Agreement (“Representation Agreement”) entered between the undersigned Buyer, on the one hand, and Coldwell Banker \_\_\_\_\_ (“Firm”) and \_\_\_\_\_ (“Broker”), on the other hand.

1. “In-House” Sales. Buyer understands that Firm may share commissions with its brokers on a modified basis if a home listed with a Tomlinson company is also sold by a broker affiliated with a Tomlinson Company. This modification will not result in any increased commission payment by Buyer or the seller, but may result in an increased commission payment to the broker(s) involved.

2. Related Service Referrals. Buyer acknowledges that, during the course of buying or leasing a property, occasions will likely arise when it will be appropriate for Buyer to utilize the services of third parties. While not an exhaustive list, Buyer acknowledges that such services may be provided by home inspectors; construction professionals such as engineers who might evaluate the condition of a structure and/or the land on which a structure is constructed; movers; cleaners; maintenance, repair, and/or construction professionals; loan officers, mortgage brokers and lenders; home insurance agents and/or insurers; title insurance companies; closing offices; property attorneys; property management companies; home warranty providers; and similar providers. Buyer understands and acknowledges that, in making any such introduction or referral, Firm and Broker do not guarantee any such services or the results thereof. Any contract or agreement that may be entered in connection with any such providers will be solely between Buyer and such providers; and in the event of any problem, Buyer agrees will not have any claim against Firm or Broker related to such services. For this reason and regardless of whether Firm or Broker introduce Buyer to any professional or service provider, Buyer should exercise care and carefully interview and evaluate any such third party before electing to accept or agree to their services and any contract or fee agreement they may request. Buyer also acknowledges that Buyer will be under no obligation to utilize any third party providers referred by Firm or Broker.

3. Home Warranties. Buyer acknowledges that third party services are available to provide home warranty protection. The nature and extent of protection provided, matters excluded from protection, deductibles that might apply before coverage is provided, and limits on amounts that will be paid vary between programs. Buyer has been advised that one program utilized by some of Firm’s Buyers and customers, American Home Shield, does provide referring brokers and firms with a fee (less than \$100.00) for completing application forms on behalf of the service provider. Buyer acknowledges that Firm and Broker are not imposing any requirement that Buyer obtain a home warranty or use any particular home warranty provider.

This Addendum is dated and effective as of the date first written above.

COLDWELL BANKER \_\_\_\_\_

BUYER

By: \_\_\_\_\_

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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