BUYER AGENT COMPENSATION ADDENDUM

(Only use this form when Seller is providing a credit to Buyer in Form 2-T, Form 12-T, or Form 800-T.)

COLDWELL BANKER BOYD & HASSELL, INC., REALTORS®

"**Seller**": Charles W. Hewitt

"**Buyer**": _____

"**Property**": 203 West 21st Street, Newton, NC 28658-2805

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

1. **Compensation and Affirmation by Buyer**: In addition to any other concessions, credits, or expenses Seller has agreed to pay in the Contract, if any, Seller will pay at Closing $_____ or 3.000% of the Purchase Price toward Buyer's obligation to pay their real estate agent. Buyer affirms that the scope of their agency agreement includes the Property, and that the amount in this paragraph is not more than the amount Buyer has agreed to pay their agent.

2. **Negotiability**: Buyer and Seller both affirm that they have an independent, contractual duty to pay their own agent, and that no agent can be a third-party beneficiary of this Contract. *Seller understands they have no duty to pay any Buyer Agent Compensation unless agreed to herein. The amount, format, or rate of real estate compensation is not fixed by law and is fully negotiable.*

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) Charles W. Hewitt (Signature) Charles Hewitt (Date) 10/01/26

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

REALTOR® NC REALTORS®

EQUAL HOUSING OPPORTUNITY

© 7/2026