UTAH ASSOCIATION OF REALTORS®

REALTOR®

EQUAL HOUSING OPPORTUNITY

ADDENDUM NO. _____
TO
EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT & AGENCY DISCLOSURE
(LEASE OPTION)

THIS IS AN ADDENDUM to that EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT & AGENCY DISCLSOURE (the "Listing Agreement") entered into on the _____ day of _____,20_____, between _____, (the "Seller"), and _____(the "Company"), regarding the Property located at:_____ _____ (the "Property"). The following terms are hereby incorporated as part of the Listing Agreement, and to the extent these terms modify or conflict with any provisions of the Listing Agreement, these terms shall control.

1. Lease/Option. The Seller acknowledges that an offer has been submitted to Seller that involves a lease/purchase option. The offer is contained in a document entitled Lease Agreement with Option for Purchase (referred to below as the "Lease/Option"). Seller agrees that in the event the Seller enters into an agreement involving the Lease/Option, the real estate brokerage fee referenced in Section 2 of the Listing Agreement shall be payable as follows: (a) upon the tenant taking possession of the Property, the Company shall be entitled to a payment equal to **[ ] $**_____ **or [ ]** _____**%** of the gross rental payments due during the Lease Term; and (b) in the event that tenant exercises the Option to purchase the Property, the Company shall be paid at Closing of the purchase by the tenant a brokerage fee equal to _____**%** of the final purchase price for the Property as shown on the final Settlement Statement, less the amount of the payment referenced in Section 1(a) above.

ALL OTHER TERMS of the Listing Agreement, not modified by this ADDENDUM shall remain the same.

_____ _____

Seller Signature Date Seller Signature Date

ACCEPTED by the Company

by_____

(Authorized Seller's Agent) Date

by_____

(Principal Broker)

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