



RESIDENTIAL LISTING AGREEMENT ADDENDUM

This Residential Listing Agreement Addendum ("Addendum") shall supplement and be incorporated into and be a part of that Residential Listing Agreement (C.A.R. Form RLA) ("Agreement") dated 08/11/26 by and between Seller and Broker **The Beverly Hills Estates Inc.** for the Property located at the following address: 10122 Sunbrook Drive Beverly Hills, CA 90210 ("Property")

To the extent there is any conflict between the Agreement and this Addendum, the terms of this Addendum shall control and supersede. All other terms of that Residential Listing Agreement remain in full force and effect.

1. The following is incorporated into the RLA:

Dual Agency: Compensation payable by Seller to Broker if the Listing Agents are a dual agent for the sale of the Property (i.e., Listing Agents represents both the Seller and buyer)	<u>4</u> % of the purchase price of the Property.
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2. ***Seller's Offer of Compensation to Buyer's Broker:*** Seller understands that a Buyer may request as one of the terms in the Residential Purchase Agreement, that Seller fulfill all or part of Buyer's obligation to pay Buyer's Broker compensation. Seller understands that compensation is not set by law and is fully negotiable and they are not obligated to offer compensation to the Buyer's Broker. Seller agrees that whether or not Seller elects to consider or offer compensation to the Buyer's Broker is solely up to the Seller.

- ☐ Seller does not agree to offer compensation to Buyer's Broker at this time.
- ☐ Seller agrees to consider fulfilling the Buyer's obligation to pay Buyer's Broker if requested by Buyer in the Residential Purchase Agreement at an amount agreeable to Seller subject to Seller approval of the terms and conditions of the Purchase Agreement.
- ☒ Seller agrees to pay Buyer's Broker compensation in an amount not to exceed 2.5 % of the gross purchase price, or in the amount of \$_____, or as set forth in the Buyer Representation Agreement, whichever is less, if requested by Buyer in the Residential Purchase Agreement.

Seller authorizes Broker to market and represent Seller's election above to the Real Estate brokerage community and members of the public. Seller is aware that this information will not be included in the Multiple Listing Service ("MLS") or any website, portal, or data aggregator connected or linked to the MLS.

3. ***Conditions for Cooperating Broker Compensation:*** Any obligation to pay compensation to a buyer's broker under this section shall be conditioned upon Broker obtaining a separate agreement

from the buyer to pay the buyer's broker's compensation amount out of Broker's compensation as full and final consideration to buyer's broker signed by both buyer's broker and the buyer as part of a purchase agreement.

4. Public Marketing of Seller's Broker's Offer of Compensation:

- a. "Public marketing" includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing Broker websites, brokerage website displays, digital communications marketing and email blasts, multi-brokerage listing sharing networks, marketing to closed or private listing clubs or groups, and applications available to the general public. **Seller is notified that the Multiple Listing Service or the "MLS" is excluded from this category of public marketing for purposes of advertising SBOC pursuant to a nationwide settlement by the National Association of Realtors. See also Broker Compensation Advisory (C.A.R. Form BCA)**
- b. Public marketing does not include an office exclusive listing where there is direct promotion of the listing between the brokers and licensees affiliated with the listing brokerage, and one-to-one promotion between these licensees and their clients.

By signing below, the undersigned acknowledges that each has read, understands, accepts and has received a copy of this Addendum.

Seller

By: Sunbrook Group LLC

Signed by:

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Date: 8/12/2026

Broker

By: Mitch Stever, The Beverly Hills Estates

Signed by:

Mitch Stever

Date: 8/11/2026

Seller's Agent

By: Ben Malka

DocuSigned by:

Ben Malka

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Date: 8/11/2026

Seller's Agent

By:

71BCD6276D1F422...

Date: