



EXTENSION/MODIFICATION OF BUYER BROKER SERVICES AGREEMENT

Revised 01/28/2026

Buyer: _____
Buyer Broker: _____
Premises Address: _____
Date: _____

Reference is made to that certain Buyer Broker Services Agreement Form, dated _____, 20__, by and between Buyer and Buyer Broker for the Property, as more particularly defined therein (the “Broker Agreement”). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Broker Agreement.

Select applicable extension/modification reason:

[For Extension of the Term date] ☐ WHEREAS, the parties wish to extend the Term date set forth in Section 2 of the Broker Agreement;

[For Amendment of the Buyer Broker Compensation] ☐ WHEREAS, the parties wish to amend the Buyer Broker Compensation set forth in Section 5 of the Broker Agreement;

[For other Amendments] ☐ WHEREAS, the parties wish to amend the Broker Agreement to _____
_____ **[describe amendment]**

NOW, THEREFORE, Buyer and Buyer Broker, for good and valuable consideration, agree to amend the Broker Agreement as follows:

For Extension of the Term date: Section 2 of the Broker Agreement is amended by deleting the first sentence of Section 2 and inserting the following:

“This Agreement will expire on _____, 20__ (the “Term”).”

For Amendment of the Buyer Broker Compensation: Section 5 of the Broker Agreement is amended by deleting Section 5.a. and 5.b and inserting the following:

“a. Standard Compensation.

(a) _____% of the sales price of the Property; or

(b) a flat fee of \$ _____; or

(c) other amount _____ (describe compensation).

b. If Buyer Broker is a dual agent pursuant to Section 4 above, and represents both Buyer and the seller, then the Compensation shall be (equal to the amount in subsection 5(a) if not filled in).

(a) _____% of the sales price of the Property; or

(b) a flat fee of \$ _____; or

(c) other amount _____ (describe compensation).”

For other Amendments: Section ____ of the Broker Agreement is amended by _____
_____ [describe any additions and deletions to the relevant Section].

In all other respects, the Broker Agreement, except as amended hereby, is ratified and confirmed and remains in full force and effect. Time is of the essence of the Broker Agreement, as amended. Executed as a sealed instrument as of the date set forth above.

Buyer

Buyer Broker

Buyer