

Listing Agreement Addendum

ADDENDUM TO RESIDENTIAL REAL ESTATE LISTING AGREEMENT

Property: 541 County Road 396, Kenedy, TX 78119

Seller: Connie Barnes Price

Broker: EXP Realty LLC

Effective Date: Same as Listing Agreement

1. Seller-Procured Buyer Exception

Seller shall not owe Broker any compensation if Seller independently procures a buyer without Broker's involvement, unless Broker has first delivered written notice identifying that buyer as a prospect prior to Seller's negotiations with such buyer.

2. Early Termination Right

Seller may terminate the Listing Agreement at any time with seven (7) days' written notice to Broker. Upon termination, no compensation shall be owed to Broker unless Broker has procured a ready, willing, and able buyer prior to Seller's notice of termination.

3. Limitation on Breach-Based Compensation

Broker's right to compensation due to Seller's breach shall apply only if Seller refuses to close after accepting a written offer that meets all terms agreed to by Seller. No other act, omission, scheduling issue, or disagreement shall constitute breach for purposes of Paragraphs 5B(3) or 16.

4. Protection Period Modification

The Protection Period is hereby reduced to thirty (30) days. Broker must deliver the list of prospective buyers within five (5) days after the Listing Agreement ends. Failure to deliver the list within this time voids the Protection Period.

5. Venue and Payment Location

Any amounts payable to Broker and any dispute resolution, mediation, or legal proceeding

arising from the Listing Agreement or this Addendum shall occur exclusively in UPSHUR County, Texas.

6. Keybox Access Restrictions

Keybox access is limited to licensed Texas real estate agents with scheduled appointments. No unscheduled or non-licensed access is permitted.

7. Intermediary Representation Restrictions

Broker may not act as an intermediary unless Seller provides written authorization for that specific transaction. General authorization in the Listing Agreement shall not apply.

8. Removal of Unrepresented Buyer Fee

Paragraph 5A(2) of the Listing Agreement is hereby deleted. Seller does not agree to pay any additional fee or percentage for unrepresented buyers.

9. No Authorization to Disclose Seller-Paid Buyer Expenses

Broker is not authorized to disclose that Seller will consider contributing toward buyer expenses unless Seller provides written authorization for a specific transaction.

10. Addendum Controls in Case of Conflict

If any term in this Addendum conflicts with the Listing Agreement, this Addendum shall control.

Seller Signature:

Signed on Click by:

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Connie Barnes Price

Date: 09/05/2026

Broker Signature:

Signed on Click by:

CLk0NUte3OPgOvc...

EXP Realty LLC

Date: 09/02/2026