



**MAINSTREET ORGANIZATION OF REALTORS®  
TRANSITION ADDENDUM TO EXCLUSIVE MARKETING AGREEMENT**



**This form is to be appended to all Mainstreet Organization of REALTORS® Exclusive Marketing Agreements in effect as of August 17, 2024.**

1 The Parties to that certain Exclusive Marketing Agreement (“Agreement”) dated \_\_\_\_\_, 20\_\_\_\_  
 2 by and between: \_\_\_\_\_ (Seller/Landlord) and  
 3 \_\_\_\_\_ (Brokerage) for property  
 4 located at \_\_\_\_\_ (“Property”),  
 5 acknowledging that as of August 17, 2024, offers of compensation will be prohibited on the Multiple Listing  
 6 Service (MLS), hereby agree as follows:

7 **Compensation:** Paragraph 15 of the Agreement is modified as follows:

8 Seller acknowledges that compensation is not set by law and is fully negotiable.

9 In the event the Compensation agreed upon in the sales contract between a buyer and Seller is less than the  
 10 amount Seller has offered to a buyer’s brokerage pursuant to the Agreement between the Seller and Listing  
 11 Brokerage, the difference shall be deducted from the total compensation.

12 Paragraph 15 (5)(b)(iv) regarding compensation based on gross or net sale price is hereby deleted.

13 Regarding Paragraph 15 (6) the Parties agree that any agreement made subsequent to the execution of this  
 14 Agreement by and between the Seller and a buyer regarding compensation payable to buyer’s brokerage shall  
 15 be incorporated herein by reference.

16 **Marketing Authorization:** Paragraph 17 of the Agreement is modified as follows:

17 (\_\_\_\_ / \_\_\_\_ ) [SELLER INITIALS] Seller acknowledges that the Offer of Compensation shall not be made via  
 18 the Multiple Listing Services and authorizes and directs Brokerage to communicate the Offer of Compensation  
 19 upon inquiry.

20  (\_\_\_\_ / \_\_\_\_ ) [SELLER INITIALS] Seller authorizes and directs Brokerage to display Offer of Compensation  
 21 on Brokerage’s own website.

22  (\_\_\_\_ / \_\_\_\_ ) [SELLER INITIALS] Other: \_\_\_\_\_

23 \_\_\_\_\_

24 All terms of the Agreement shall remain unchanged and in full force and effect, except as amended herein.

25 \_\_\_\_\_  
 26 Designated Managing Broker [PRINT]

\_\_\_\_\_  
 Seller/Landlord [SIGNATURE]

27 \_\_\_\_\_  
 28 Designated Managing Broker [SIGNATURE]

\_\_\_\_\_  
 Seller/Landlord [SIGNATURE]

29 \_\_\_\_\_  
 30 Date

\_\_\_\_\_  
 Date

31 \_\_\_\_\_  
 32 Designated Agent [SIGNATURE]

33 \_\_\_\_\_  
 34 Date