

ADDENDUM TO BUYER REPRESENTATION AGREEMENT

- a. To assist Client in acquiring property in the market area, Broker shall search active listings of the multiple listing service (MLS) of which broker is a member. At Broker's discretion, Broker may or may not search properties that are "for sale by owner" (including builders) and/or any other non-MLS properties. At Client's request, Broker shall pursue information for a specific "for sale by owner" property address (including builders) or other non-MLS property address that is given to Broker by Client.
- b. Information that is provided to Client by Broker (including, but not limited to, square footage, age, property dimensions, property taxes, etc.) shall be information Broker received from other sources. Broker does not guarantee that information to be reliable. It is Client's responsibility to verify the accuracy and reliability of information provided to Client by Broker.
- c. To answer Client's questions regarding any information unknown to Broker or outside of Broker's expertise, Broker shall, to the best of Broker's ability, provide Client with suggested sources to answer Client's questions. This includes, but is not limited to, statistical information regarding crime, teacher/pupil ratio and other school district information, subdivision restrictions, etc.
- d. Broker will not recommend and/or endorse a specific inspector, repair person, or surveyor. Broker will, upon request, provide Buyer with a list of repair people, surveyors, and with a list of state licensed inspectors. Surveyors, repair people, and licensed inspectors may also be located by consulting the telephone directory yellow pages. Licensed inspectors may also be located on the Texas Real Estate Commission internet site (www.trec.state.tx.us).
- e. At any time prior to entering into a contractual agreement to purchase property, in the event Client is not satisfied with services rendered, Client may, in writing to Broker, specify the reason(s) for dissatisfaction, and Broker shall either appoint another associate to assist Client, or terminate this agreement relieving Client and Broker from any further obligations.

f. Services to be performed by Broker are limited to the services that are listed on the Scope of Services form attached.

g. Broker advises Buyer to seek legal advice regarding builder's contracts when building or buying a new home. Promulgated contract forms provided by Texas Real Estate Commission (TREC) and/or contract forms provided by Texas Association of REALTORS® are rarely the choice of builders. Broker cannot comment on the legality or validity of builder's contracts.

<p>Client _____ date</p>	<p>Client _____ date</p>
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<p>Broker (Agent of Broker) _____ date</p>	