

Add commission to Purchase agreement Line #471
Write who is paying broker (buyer/seller) and include the buyer broker compensation agreement with the offer
send to the office and title company once accepted

467 eviction action, or equivalent; (3) the filing or enforcement of a mechanic's lien; and (4) any matter that is within the jurisdiction of a probate, small
468 claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership,
469 injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation provision of this Paragraph.

470 **35. Additional Terms/ Conditions/ Addenda** *** DO NOT SAY (on behalf of the buyer) on any documents instead say:
471 Seller agrees to pay buyer broker % or \$ of sale price at closing OR
472 Buyer agrees to pay buyer broker % or \$ of sale price at closing OR
473 See Buyer Broker Compensation Addendum Include the Buyer broker comp addendum with ALL offers

474 **36. Entire Agreement / Amendments to Terms.** The Parties agree that this Contract, constitutes the entire agreement, and no oral or implied
475 agreement exists. The terms and conditions of any addenda supersede any conflicting terms of this Contract, unless any addenda expressly state
476 otherwise. Except as provided for in Paragraph 2(D) (Financing), any agreement to modify any terms of this Contract must be in writing and signed
477 by all Parties to be enforceable. All provisions in this Contract hereto shall survive the closing and delivery of the deed.

478 This Contract shall be governed by and construed in accordance with the laws of the State of Ohio without regard to principles of conflicts of laws.
479 All disputes, controversies, or litigation that may arise between the Parties must be brought in the county where the Property is located. No waiver
480 by Seller or Buyer of any rights of the Parties hereunder shall be deemed or construed to be a waiver of such rights with respect to other or future
481 actions of the Parties. If any of the terms or conditions of this Contract are for any reason held to be invalid or unenforceable, such invalidity or
482 unenforceability shall not affect any of the other terms or conditions of this Contract.

If the seller is contributing and the buyer is contributing to the buyer broker compensation then add both splits on line #471.

Buyer broker compensation agreement is found in the documents library on www.homestaroffice.com and in dot loop purchase templates