



CALIFORNIA
ASSOCIATION
OF REALTORS®

MODIFICATION OF TERMS - BUYER REPRESENTATION AGREEMENT

(C.A.R. Form MT-BR, Revised 12/24)

The Buyer Representation Agreement (C.A.R. Form BRBC or PSRA) OR ☐ Tenant Representation Agreement (C.A.R. Form TRBC), ☐ Other _____ ("Representation Agreement")
dated _____, between _____ ("Broker")
and _____ ("Principal")
is modified as follows:

EXPIRATION DATE: The expiration of the Representation Agreement is changed to: _____.

NOTE: Any renewal of a Buyer Representation Agreement may not last longer than 3 months from the date of this Modification, unless Principal is a corporation, LLC or partnership. If the renewal of a Buyer Representation Agreement exceeds 3 months, this Modification is void, unless Principal is a corporation, LLC or partnership.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN PRINCIPAL AND BROKER (REAL ESTATE COMMISSIONS INCLUDE ALL COMPENSATION AND FEES TO BROKER).

COMPENSATION: The amount of compensation is changed as follows: 2.5% to the Buyer's Agent.

This modification to the compensation shall only apply to the following property(ies): _____

PROPERTY TYPE: The property type is changed as follows: _____

LOCATION: The location is changed as follows: _____

☐ **CHANGE FROM NON-EXCLUSIVE TO EXCLUSIVE REPRESENTATION:** Buyer and Broker agree to change Broker's type of representation from non-exclusive to exclusive (C.A.R. Form BRBC, **paragraph 2A(2)**). Buyer is advised to read **paragraphs 4B(2)** and **15** of the BRBC and discuss with Broker if Buyer has any questions.

OTHER: _____

MANAGEMENT APPROVAL: If an associate-licensee in Broker's office (salesperson or broker-associate) enters into this Modification of Terms on Broker's behalf, Broker or Manager has the right to cancel this Modification of Terms, in writing, within **5 Days** after its execution.

All other terms of the Buyer Representation Agreement as applicable, remain in full force and effect, except as modified herein.

I acknowledge that I have read, understand, have received a copy of, and agree to this Modification of Terms - Buyer Representation.

Principal _____ Melissa Robertson _____ Date 03/10/2025

Principal _____ Date _____

Real Estate Broker (Firm) Modern Broker _____ DRE Lic # 02022092

By Melissa Sanchez _____ DRE Lic # 01488525 _____ Date _____

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