

AGENCY AGREEMENT AMENDMENT AND DISCLOSURE
[TO BRING EXECUTED STANDARD FORM AGENCY AGREEMENTS ©2023 AND OLDER
INTO 2024 RULES COMPLIANCE]

Client: _____ (“Client”)

Real Estate Firm: _____ (“Firm”)

The Parties entered into an agency agreement (the “Agreement”) of the following type (check one box only):

- | | |
|--|-------------|
| <input type="checkbox"/> NCAR Form #101 (Exclusive Right to Sell Listing Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #103 (Exclusive Right to Sell Listing Agreement - Vacant Lot/Land) | dated _____ |
| <input type="checkbox"/> NCAR Form #201 (Exclusive Buyer Agency Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #203 (Non-Exclusive Buyer Agency Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #530 (Exclusive Buyer/Tenant Representation Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #531 (Non-Exclusive Buyer/Tenant Representation Agreement (Client Responsible)) | dated _____ |
| <input type="checkbox"/> NCAR Form #532 (Non-Exclusive Buyer/Tenant Representation Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #570 (Exclusive Right to Lease and/or Sell Listing Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #571 (Exclusive Right to Sell Listing Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #572 (Exclusive Right to Lease Listing Agreement) | dated _____ |
| <input type="checkbox"/> NCAR Form #601 (Exclusive Right to Sell Listing Agreement-Auction Sales) | dated _____ |
| <input type="checkbox"/> Other: _____ | dated _____ |

Property Address/MLS# (if applicable): _____

1. **Amendment.** Client and Firm agree that the Agreement will be amended to include the following terms:
 - a. *Compensation Disclosure:* Client understands that the amount, format, or rate of real estate compensation is not fixed by law but is set by each broker or firm individually and is fully negotiable.
 - b. *Additional Compensation:* If any additional compensation, incentive, bonus, rebate, or other valuable consideration is offered to Firm from any other party or person in connection with a sale of a property subject to the Agreement (“Additional Compensation”), and the Additional Compensation exceeds what Client has agreed to pay Firm in the Agreement, Firm must timely disclose the potential for the Additional Compensation and obtain Client's consent prior to Firm's being able to receive the Additional Compensation.
2. **Other Terms and Conditions.** All terms and conditions of the Agreement, including any previous amendments to the Agreement not specifically amended herein, shall remain in full force and effect. In the event of a conflict between this Amendment and the Agreement or any other amendment to the Agreement, this Amendment will control.

Client: _____ Date: _____

Client: _____ Date: _____

Entity Client: _____
(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____ Date: _____
Name: _____ Title: _____

Firm Name: _____

By: _____ Date: _____
Authorized Representative



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STANDARD FORM 715
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