



## Buyer Representation Agreement - Exclusive - Addendum No. 1

The following terms and conditions are hereby incorporated in and made a part of the Buyer Representation Agreement (C.A.R. Form BRE) dated \_\_\_\_\_, in which \_\_\_\_\_ is referred to as ("Buyer") and One Mission Realty is referred to as ("Broker/Agent").

The Buyer Representation Agreement combined with this Addendum serve to hire One Mission Realty as your Buyer's Agent.

Buyer and One Mission Realty (OMR.) Broker/Agent recognize the importance of documenting the terms of their exclusive representation agreement. In exchange for OMR Agent's exclusive representation, time, expense, experience, & expertise performing as Buyer's Agent, Buyer hereby agrees OMR Broker/Agent has a reasonable expectation of being compensated should Buyer successfully purchase a home in San Diego County.

Buyer shall NOT owe any compensation to OMR Broker provided Buyer writes ALL offers through One Mission Realty Broker/Agent. ONLY in the event that Buyer does not follow this protocol and chooses to write offers through another Broker to successfully purchase their home, shall Buyer (or the Broker who wrote the offer) owe One Mission Realty the full amount of the CBB (commission to Buyer's Broker) as published in the MLS for that property.

**MLS PURCHASES:** For Buyer purchases of homes listed on the San Diego MLS (or Cooperating MLS), One Mission Realty shall be paid by the Seller as published in the MLS. No Buyer compensation would be owed to Broker provided Buyer writes all offers through One Mission Realty.

**OPEN HOUSES:** Buyer hereby promises and agrees that they will identify themselves at all Open Houses they attend as having hired One Mission Realty as their exclusive Agent if they are asked.

**NEW HOME CONSTRUCTION PURCHASES:** Buyer hereby agrees they will ALWAYS visit any new home construction development sites with their One Mission Realty Agent present on the FIRST visit so they can be properly registered. Buyer is hereby informed that proper registration with a One Mission Realty Agent present on their FIRST visit is vital to the process. Following this first visit registration protocol with their OMR Agent present will ensure that no Buyer compensation will be owed. It can be tempting to stop the car and run inside a new home development, but resist the temptation and call your OMR Agent.

**FOR SALE BY OWNER PURCHASES:** For Buyer purchases of For Sale by Owner homes not listed on the MLS, Buyer hereby agrees that One Mission Realty shall be entitled to not less than 2.5% commission on the sale regardless of which principal pays the commission. In very rare cases where the perfect home happens to be a For Sale by Owner, Buyer hereby agrees to work closely with their OMR Agent early on. By working closely together there is a higher likelihood we can successfully negotiate the Seller to pay the Buyer's Agents commission even in a for sale by owner situation.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

_____	_____	_____	_____
Buyer	Date	Buyer	Date
Real Estate Broker (Firm) One Mission Realty CA DRE License #01343230			
By (Agent) _____	Date _____	CA DRE License # _____	