



Addendum to Residential Listing Agreement
 1832 Rockefeller Ln #9,
 Redondo Beach, CA 90278 (the "Premises")

This addendum shall be incorporated by reference into your Residential Listing Agreement (the "Agreement") with Douglas Elliman Real Estate ("DE"), your Real Estate Broker, as if fully set forth therein. This addendum shall constitute an amendment to said Agreement, with the remainder of said Agreement remaining in full force and effect. Any conflict between this addendum and the Agreement shall be resolved with this addendum controlling.

Paragraph 4B of the Agreement is hereby replaced with the following:

Sales Commission: If the Property is sold during the Term of this Agreement, you shall pay commission as follows:

- a. Where DE lists the Property and another third-party real estate brokerage ("Third-Party Buyer Agent") or a DE associated licensee other than the DE associated licensee who lists the Property ("DE Buyer Agent" and collectively with "Third-Party Buyer Agent," "Buyer Brokerage Firm") procures a Buyer(s):
 - i. List Side – To DE: 2.5% of the Property's final sales price.
 - ii. Buy Side – To Buyer Brokerage Firm (including DE Buyer Agent, if applicable): 2.5% of the Property's final sales price.
- b. Direct Deal – Where the same DE associated licensee both lists the Property and procures a Buyer(s), to DE: 5% of the Property's final sales price.

NOTE: This note shall supersede anything set forth above. Compensation to the DE Buyer Agent shall not constitute consideration on behalf of the Buyer to the DE Buyer Agent, but instead, shall represent the additional value earned by DE for representing you without the involvement of a third-party real estate brokerage. The Third-Party Buyer Agent compensation set forth above shall be the maximum compensation that the Seller will pay to any Third-Party Buyer Agent, but in no circumstances will the Seller pay in excess of the buyer broker compensation set forth in the separate buyer brokerage agreement between the Buyer and the Third-Party Buyer Agent.

SELLER UNDERSTANDS THAT COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE AND THAT SELLER IS NOT OBLIGATED TO OFFER COMPENSATION TO THE BUYER'S BROKER. You decide the amount of the Sales Commission, if any, you offer to the Buyer Brokerage Firm. If you choose to offer compensation to the Buyer Brokerage Firm, that offer may only be modified or rescinded if in writing and should be reflected in an agreement signed by you and Buyer Brokerage Firm. Buyer Brokerage Firm is an intended beneficiary of this Agreement.



Paragraph 18 of the Agreement is hereby replaced with the following:

DISPUTE RESOLUTION: This Agreement shall be interpreted under the laws of the State of California. All disputes shall be arbitrated before JAMS, in the county where the Property is located or the nearest JAMS office thereto, by the parties appearing remotely, before only one (1) arbitrator, except for injunctive relief. Prior to commencing arbitration, the parties shall engage in mediation before JAMS. Except for injunctive relief, the parties hereby waive their right to proceed in court and to a jury trial. The prevailing party shall recover reasonable attorneys' fees, arbitrator(ion) fees and costs, expenses, and expert / consultant fees. **FURTHER, YOU AND DE, EACH HEREBY AGREE AND ACKNOWLEDGE THAT YOU ARE WAIVING YOUR RIGHT TO PROCEED IN COURT AND TO A JURY TRIAL. IT IS THE INTENT OF THE PARTIES TO THIS AGREEMENT THAT EXPRESS THIRD-PARTY BENEFICIARY RIGHTS ARE SUBJECT TO THIS PARAGRAPH.** All disputes under this Agreement may only be brought as individuals, not as part of a class action or group lawsuit. Both parties waive the right to participate in a class action(s) concerning their relationship related to this Agreement. **YOU AND DE AGREE THAT EACH MAY BRING CLAIMS AGAINST THE OTHER ONLY IN ITS INDIVIDUAL CAPACITY, AND NOT AS A CLASS MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. IT IS THE INTENT OF THE PARTIES TO THIS AGREEMENT THAT EXPRESS THIRD-PARTY BENEFICIARY RIGHTS ARE SUBJECT TO THIS PARAGRAPH.**

By: _____
Authorized DE Signatory

AGREED & ACCEPTED
BY: Gregory Wong AND/OR ASSIGNEE Date: 10/7/2025
3995158218AA484...
Assigned DE Associated Licensee Seller:

Signed by:
BY: Emily Hui AND/OR ASSIGNEE Date: 10/7/2025
5A0CE69E98214B0...
Assigned DE Associated Licensee Seller:



Gregory Wong, Emily Hui ("Seller")
 Name 1832 Rockefeller Ln #9,
Redondo Beach, CA 90278 ("Property")
 Property Address

Notice of Buyer Broker Compensation

This notice is to inform all interested buyer's brokers working with a prospective buyer interested in the Property ("Buyer Broker") that Seller offers the following compensation to a Buyer Broker who procures the buyer in connection with the successful sale of the Property:

Compensation Offered:

2.5 % of the Property's final sales price and/or \$_____.

The compensation above will be due and payable at the closing of title or other transfer of interest in the Property. In no event shall Seller pay compensation to the Buyer Broker in excess of the amount or rate set in Buyer Broker's separate agreement with Buyer Broker's client. The amount or rate of compensation has been fully negotiated and decided by Seller in Seller's sole discretion. This offer is made in good faith and is intended to ensure a smooth, fair, and transparent transaction process. This notice is not a legally binding commitment but a clear indication of Seller's intention to fairly compensate a Buyer Broker for Buyer Broker's role in the sale of the Property.

If you have any questions or need additional information,
 contact Josh Altman / Matt Altman at Douglas Elliman Real Estate.
 Agent Name(s)

By: Gregory Wong, Emily Hui 3995158218AA484
 Signed by: Gregory Wong, Emily Hui 5A0CE69E98214B0...
 Seller
Gregory Wong, Emily Hui
 Name
 10/7/2025 10/7/2025
 Date