

## **Transaction Broker Addendum (TBA-RES)**

1. AMENDMENT OF AGENCY AGREE Nonexclusive Right to Buy Agreement (agency Broker and Buyer			
and an			
Exclusive or Nonexclusive Right to Sell Listing between the undersigned Broker and Seller.	g Agreement (agei	ncy agreement) dated	, 20,
If this addendum is signed by Buyer and Seller, between Buyer and Seller for the purchase of S	Broker shall act as eller's property at	s a Transaction Broker in a conter ::	nplated real estate transaction
2. LIMITATIONS ON BROKER'S OBLIG has duties and obligations which include utmobroker who assists the parties with a real estate transaction. The term includes the broker's affi	st good faith, loya transaction withou	alty, and fidelity to that one party	y. A Transaction Broker is a
3. BUYER'S INFORMED CONSENT. To of the above-referenced property, Buyer shall s			
4. SELLER'S INFORMED CONSENT. To give informed consent for Broker to act as a Transaction Broker in the sale of the above-referenced property to Buyer, Seller shall sign this addendum prior to signing the contract.			
The remaining provisions of this addendum of an in-house transaction regarding the sale of			g as a Transaction Broker in
5. MATTERS THAT CANNOT BE DISCLE information without the prior consent of seller a (a) That a buyer is willing to pay more that (b) that a seller is will to accept less than (c) what the motivating factors are for any (d) that a seller or buyer will agree to finate) any information or personal confideradvantage over the party unless the disclosure fraudulent misrepresentation.	and buyer: an the purchase pr the asking price for y party buying or s uncing terms other ences about a part	rice offered for the property; or the property; selling the property; than those offered; or y to the transaction which migh	nt place the other party at an
6. NO DUTY TO INVESTIGATE. Licen inspection of the property for the benefit of any statements made by the seller, buyer or qualified financial condition; or to verify the accuracy or	party to the transaed third party insp	ction; to independently verify the ectors; to conduct an independen	e accuracy or completeness of at investigation of the buyer's
7. DUTY TO DISCLOSE MATERIAL FACT material facts as a licensee acting as a seller or		acting as a Transaction Broker ha	ave the same duty to disclose
Carefully read the terms before signing. If r	not understood, c	onsult an attorney before sign	ing.
Accepted:			
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Brokerage		Signed by	Date
TBA-RES No. 1 approved by the Kansas Real	Estate Commission	on on April 10, 1997	WAAR Form #2548