

**PROGRAM UPGRADE  
AMENDMENT TO LISTING AGREEMENT**

Originally Dated: \_\_\_\_\_

Sellers: \_\_\_\_\_

Property: \_\_\_\_\_

Sellers hereby upgrade from a Showcase listing to Full Service listing and agree to pay Berkshire Real Estate as stated below.


**B.) FULL SERVICE** - Seller will also pay an additional commission of 2.4% of the total gross sales price to Broker for the services of Buyer's broker if Buyer is procured from a buyer's agent or broker. Plus, a commission rate of 1% on the first \$300,000, dropping to 0.5% on the next \$300,000, and 0% thereafter, or \$1,000, whichever is higher, less \$399 at closing. Maximum commission, excluding cooperative commission, is \$4500. Broker hereby authorizes Escrow Agent to pay Buyer's Broker the aforementioned commission directly at closing.

If the commission rate is being lowered, the commission rate change will take place after the negotiations on any current offers have terminated. If an offer has been accepted, the previous selling agent commission will remain in force for that transaction.

All other terms and conditions remain the same.

X \_\_\_\_\_  
Seller Date

X \_\_\_\_\_  
Seller Date

X  \_\_\_\_\_  
Agent Date