

Driven Special Provisions Addendum

Termination and Compensation Clarification:

If Owner voluntarily terminates this agreement pursuant to the 30-day termination provision while the Property is leased to a tenant procured by Broker, Owner will pay Broker an early termination fee equal to six (6) months of management fees based on the current lease rate or \$1,500, whichever is greater. This provision replaces the remaining management fee calculation in Paragraph 13(A)(b) for voluntary Owner termination.

Broker may terminate this agreement with 30 days' written notice. If Broker terminates without cause, Broker is entitled only to compensation earned through the effective date of termination. The off-boarding service fee under Paragraph 13(C) applies only if Owner terminates this agreement or if termination results from Owner's default.

Leasing Fee Proration:

For initial lease terms shorter than twelve (12) months, the leasing fee shall be prorated based on the actual lease term. Renewal fees remain as stated in Paragraph 4.

Sale Coordination Fee Waiver:

If Owner enters into a separate written listing agreement with Broker or an affiliated brokerage for the sale of the Property during the term of this agreement, the sale coordination fee stated in Paragraph 4 shall be waived.

Limited MLS Cooperation Authority:

Broker is authorized to enter into limited listing or cooperation agreements with other licensed brokerages for purposes of marketing the Property, including MLS exposure.

Home Warranty Limitation:

If Owner elects to maintain a home warranty policy, Broker is not required to coordinate repairs through such warranty. Broker retains authority to select vendors and may proceed outside of the warranty when necessary to protect habitability, tenant satisfaction, or timely repair. Any warranty reimbursements shall belong to Owner.

_____ Date: _____
Owner Signature

_____ Date: _____
Owner Signature