

**PRINCIPAL:**

Date:

**ADDENDUM TO LISTING  
AGREEMENT**

**- Informed Consent -**

This Addendum to Listing Agreement - Informed Consent (the "Addendum") is entered into this day of 200 , between ("Principal") and ("Broker" or 'Agent'). This Addendum pertains to the listing agreement entered into between Principal and Broker of even date (the "Listing Agreement") concerning the property known as:

[the 'Property'].

In consideration of Broker accepting the obligations set forth in the Listing Agreement, Principal acknowledges and covenants that:

- 1) Broker has informed Principal that the Listing Agreement, and this Addendum, have important legal consequences and that the Principal, before signing any document, should seek legal counsel.
- 2) Principal has been informed that Colorado law generally precludes brokers from disclosing certain information relating to their principals. When acting as a seller or landlord's agent/broker, for example, a broker may not, unless approved by the seller, disclose information generally related to: i) accepting a price less than the asking price- ii) what the motivating factors are to sell or lease; iii) the fact that the seller or landlord will agree to financing terms other than those offered; or, iv) material information relating to the seller or landlord. Similarly, a broker representing a buyer or a tenant may not disclose information' generally related to: i) the fact that the buyer or tenant is willing to pay more than the purchase price or lease rate; ii) the motivating factors for the tenant or buyer; iii) the fact that the buyer or tenant may agree to financing terms other than those offered; or, iv) material information related to the buyer or tenant. These general restrictions on disclosing information can be modified provided there is informed consent to allow such disclosure.
- 3) Broker has informed Principal that the factors motivating an exchange by the Principal are often very important considerations in negotiating an exchange transaction. Accordingly, Principal hereby consents to allow Broker/Agent to reveal Principal's motivating factors, and to reveal such other information about the Principal concerning the transaction anticipated in the Listing Agreement which, in Broker/Agent's reasonable judgment, is necessary or helpful in the Broker's efforts to fulfill Broker's responsibilities pursuant to the Listing Agreement.

**BROKER:**

Date:

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