

EXCLUSIVE AGREEMENT TO REPRESENT BUYERS

(This is a legally binding contract. If you do not understand it, seek legal advice.)

As a buyer's agent, Broker will assist Buyer under the following terms:

1. Buyer gives Broker the exclusive right to locate and/or assist in negotiations for the purchase, exchange, or option to purchase property (purchase) at a price and with terms acceptable to Buyer.
2. Buyer agrees to compensate Buyer's Broker. **THE AMOUNT OF COMPENSATION SHALL BE \$_____**
OR _____ percent of the selling price plus appropriate sales/service tax, which may be satisfied in whole or in part by payments from a cooperating Broker or Seller.
3. Broker will represent Buyer as outlined in Article II of the attached Agency Agreement Addendum when showing Buyer another firm's listings. Broker will act, with Buyer's consent, as outlined in Article III when showing Broker's listings to Buyer.
4. Buyer acknowledges and consents that Broker may represent other buyers who may have an interest in presenting purchase agreements on any given property for sale by a Seller.
5. **BUYER'S OBLIGATION: Buyer will:**
 - A. Work exclusively with Broker for the purchase of property.
 - B. Provide Broker with accurate and relevant personal financial information to determine Buyer's ability to purchase property.
 - C. Compensate Broker as outlined in paragraph two (2) if Buyer purchases property or defaults on an agreement to Purchase during the period of this contract.
 - D. Compensate Broker as outlined in paragraph two (2) if Buyer purchases a property **within** _____ days after the end of this Agreement which Broker has shown to Buyer during the term of this Agreement unless Buyer enters into an Exclusive Agreement with another broker.

6. **Description of property desired:**

- A. Type of property: _____
- B. General location: _____
- C. Price range: _____

7. This agreement shall begin _____, _____ a.m./p.m., and shall continue until the earlier of _____, _____ a.m./p.m., or completion of the acquisition of the property.

However, if a purchase agreement is entered into by Buyers during the term of this agreement, the termination thereof shall extend to and include the date of closing under said purchase agreement as to the purchased property only.

Receipt of a copy of this contract by the buyer has been acknowledged.

Buyer _____ Date _____

Buyer _____ Date _____

Address: _____

City State Zip

Broker: _____ by Agent: _____ Date: _____

THIS AGREEMENT IS EXTENDED TO: _____

Receipt of a copy of this contract by the buyer has been acknowledged.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Broker: _____ by Agent: _____ Date: _____