



Exclusive Buyer Representation Agreement

This Agreement (the "Agreement") is made and entered into as of _____, by and between:

First Responder (Buyer): _____,
residing at _____,
hereinafter referred to as the "Buyer," and

Long Island Guardian Grants (LIGG) Affiliated Brokerage:
_____, located at _____,
hereinafter referred to as the "Brokerage."

Recitals

WHEREAS, the Buyer is a first responder and is seeking to purchase a home; and

WHEREAS, the Brokerage is an affiliate of Long Island Guardian Grants (LIGG) and specializes in assisting first responders in their home-buying journey; and

WHEREAS, the Buyer desires to retain the services of the Brokerage as their exclusive real estate representative in the search for and purchase of a home, and the Brokerage agrees to represent the Buyer on the terms set forth herein.

Now, therefore, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Exclusive Representation

1.1 The Buyer agrees to work exclusively with the Brokerage for the purpose of locating, negotiating, and purchasing a property. The Buyer shall not engage another real estate agent or brokerage for these purposes during the term of this Agreement.

1.2 The Brokerage agrees to diligently represent the Buyer's best interests in locating and purchasing a suitable property.

2. Term of Agreement

2.1 This Agreement shall commence on _____ and shall continue until the earlier of:

- The successful closing of a property purchase by the Buyer, or
- Termination as provided in Section 6.

3. Scope of Services

3.1 The Brokerage agrees to:

- Assist the Buyer in identifying properties that meet their criteria;
- Arrange property viewings and provide relevant market information;
- Advise and negotiate on behalf of the Buyer in purchasing a property;
- Facilitate the transaction process through closing.

4. Buyer's Responsibilities

4.1 The Buyer agrees to:

- Provide accurate and timely information about their housing needs, preferences, and financial qualifications;
- Communicate promptly with the Brokerage regarding property interests and offers;
- Direct all property inquiries, showings, and negotiations through the Brokerage.

5. Acknowledgment of Affiliation with LIGG

6.1 The Buyer acknowledges that the Brokerage is affiliated with Long Island Guardian Grants (LIGG) and that the services provided under this Agreement are intended to support and benefit first responders.

6. Termination

7.1 This Agreement may be terminated prior to the expiration of its term by either party with written notice, provided that:

- If the Buyer terminates this Agreement and subsequently purchases a property introduced by the Brokerage during the term, the Buyer agrees to compensate the Brokerage per Section 5.

7 Miscellaneous

8.1 **Entire Agreement:** This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements.

8.2 **Governing Law:** This Agreement shall be governed by the laws of the State of New York.

8.3 Amendments: Any amendments to this Agreement must be in writing and signed by both parties.

8. Signatures

Buyer:

Signature: _____

Date: _____

Brokerage:

Name / Title: _____

Signature: _____

Date: _____