



WILLIAM RAVEIS

REAL ESTATE • MORTGAGE • INSURANCE



EXCLUSIVE RIGHT TO REPRESENT BUYER AUTHORIZATION

I. Exclusive Right Appointment

A. You, Buyer(s) _____ appoint Us

William Raveis Real Estate, Inc. as Your exclusive real estate Broker to represent You and assist You in locating and purchasing or exchange real property acceptable to You and generally described as residential real estate located within the State of Connecticut (the "Property"). During the term of this Authorization You will work exclusively through Us in locating and purchasing or exchanging the Property.

B. This Agreement specifically authorizes Us to act as Your Exclusive Broker for the following towns, counties and/or properties:

II. Term of Authorization

A. This Authorization is in effect from _____ to _____, inclusive.

III. Broker's Duties

- A. We will use diligent efforts to find property within Your specifications.
- B. We will negotiate on Your behalf for terms and conditions agreeable to You.
- C. We will assist and act in Your interest regarding the location and purchase or exchange, as the case may be, of the Property.

IV. Buyer's Duties

- A. You will tell Us about all past and current contacts with any real property or any other real estate agents and refer all leads or information about the Property to Us.
- B. You will cooperate with Us and be reasonably available to examine real property.
- C. Upon request, You will give Us financial and personal information regarding your purchase abilities and needs.
- D. **Questions concerning the legal title to property, boundaries, tax considerations, property inspection, engineering, or the uses or planned uses of neighboring properties should be referred to your attorney, tax advisor, building inspector or appropriate governmental agency.**

V. Other Terms and Conditions

- A. You understand and agree that We may also become a seller's agent for the Property. In that event We would become dual agents, representing both You and the seller. If this situation should arise, We will promptly disclose all relevant information to You and discuss the appropriate course of action to take under the circumstances. We will give You a disclosure form required by law. We will also discuss a dual agency consent agreement with You and present a statutory form of such an agreement for Your review and signature.
- B. You represent that You have not signed and will not sign any representation authorizations or agreements which are in effect during the term of this Authorization with any other broker or brokerage firm for the location, purchase or exchange of residential real estate located in the Towns identified in I(B) above.

BUYER'S INITIALS: _____



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VI. Compensation (Please Check Off Any & All Boxes That Apply)

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

- You agree to pay Us a fee of \$ _____ OR _____ % of the sales or exchange price of the real property You purchase. This fee will be waived if We collect from the Seller or Listing Agency.
- Other _____
- You will pay Us a non-refundable retainer fee of \$ _____, due and payable when You sign this contract. Said retainer will be applied to any professional service fee that We may earn under this contract.

In addition to the above compensation and upon passing of title, You agree to pay William Raveis Real Estate, Inc. an Administrative Fee of \$195.00. This fee does not apply to purchases financed by government loans (VA, CHFA, FHA).

VII. Fair Housing

- A. This Authorization is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).

VIII. Other Provisions

- A. The Real Estate Broker may be entitled to certain lien rights pursuant to Subsection (d) (and Subsections e-q) of Section 20-325a of the Connecticut General Statutes.
- B. You understand that, in an effort to assist You, William Raveis Real Estate, Inc. will offer to You other products and services provided by its affiliate companies.
- C. You agree to pay any costs and attorney's fees, which We may incur to collect monies due Us under this Agreement.
- D. You/We agree that this Authorization may be transmitted between Us by facsimile machine. You/We intend that a faxed Authorization containing either the original and/or copies of the signature of all parties shall constitute a binding Authorization.
- E. **Buyer should not wire transfer any funds at any time without calling the intended recipient to confirm wiring instructions, as email confirmation may not provide sufficient security.**
- F. Each Party waives the right to litigate in court or arbitrate any claim or dispute as a class action, either as a member of a class or as a representative.

Information About the William Raveis Family of Companies - Visit www.raveis.com for details

Let me introduce you to our William Raveis Family of Services. Our family of companies partner in delivering quality services in a one-stop shopping environment. Together we integrate the most comprehensive real estate, mortgage, insurance and attorney services available to fulfill your specific real estate needs, with low mortgage and insurance rates.

William Raveis Mortgage is a full-service mortgage banker offering over 2,500 loan programs to choose from and access to rates and products from over 30 investors, including FHA and other government loans. As one of the Northeast's top lenders, we are proud to be able to offer competitive rates, quick commitments, instant on-line loan status updates, and private banker products for high-end sellers and buyers.

William Raveis Insurance is committed to providing our customers with competitive rates, quality coverage and superior customer service. We have premier partnerships with major insurance carriers nationwide such as Chubb, Fireman's Fund, One Beacon, Travelers and offer coverage for home, automobile, renter's, flood, watercraft, excess liability, valuable items and other personal insurance.

William Raveis Attorney Network works with clients to negotiate a favorable purchase contract and will coordinate and satisfy any property insurance, title insurance, property sale requirements and more. We offer high quality legal services at competitive rates.

I understand that these services are available. Buyer's Initials: _____

BUYER'S INITIALS: _____



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IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, LEARNING DISABILITY, MENTAL RETARDATION, FAMILIAL STATUS AND MENTAL OR PHYSICAL DISABILITY.

BROKER: William Raveis Real Estate, Inc.

By: Signature _____ (Authorized Representative) _____ Date _____

No. & Street _____

City, State, Zip _____

Phone Number: Home: _____ Work: _____

Email Address: _____

Buyer
Signature: _____ Date _____

Buyer
Signature: _____ Date _____

Buyer
Signature: _____ Date _____

No. & Street _____

City, State, Zip _____

Phone Number: Home: _____ Work: _____

Email Address: _____