



BUYER'S REAL PROPERTY BROKERAGE AGREEMENT



1 _____ (BUYER)
2 grants to _____ (BROKER) of _____ (BROKERAGE)
3 exclusive authorization to assist BUYER with the negotiation and acquisition of real property described below on the
4 following terms and conditions. This Agreement shall begin on _____ and terminate on _____.

6 [_____/_____/_____/_____] BUYER does not have a written buyer's brokerage agreement with any other broker.

8 DESCRIPTION OF PROPERTY TO BE ACQUIRED [] Residential [] Commercial

9 TYPE, LOCATION AND REQUIREMENTS OF PROPERTY: _____

11 or other property suitable to BUYER.

13 COMPENSATION TO BROKER BUYER agrees to pay Broker, at close of escrow _____% of the purchase price or
14 \$ _____. Any compensation received by Broker from listing broker or seller will be applied to the fee due by
15 BUYER to Broker. Any amount of such compensation not paid to Broker by listing broker or seller remains the obligation
16 of the BUYER. Other:

20 COMPENSATION PAYABLE WHEN Compensation is payable when BUYER or anyone acting on BUYER's behalf
21 closes escrow on the purchases and/or exchanges, of any real property suitable to BUYER, (1) during the term of this
22 Agreement with or without the assistance of the Broker. OR (2) within _____ days after the termination of this Agreement,
23 provided such property was presented to BUYER during the term of the Agreement and, provided BUYER has received a
24 list of such properties within _____ days of termination of this Agreement.

25 This is an exclusive Agreement with the following exceptions: _____

28 NOTICE: The amount or rate of real estate commissions are not set by law, they are set by each broker individually and
29 may be negotiable between BUYER and Broker.

31 BUYER'S OBLIGATIONS BUYER agrees to provide, upon request, any relevant personal and financial information
32 needed to assure BUYER's ability to acquire property described herein, to view and consider all properties of the nature
33 described above and to negotiate in good faith to acquire such property if acceptable to BUYER. In the event completion of
34 a transaction negotiated by Broker is prevented by BUYER's default, BUYER shall pay the compensation provided for
35 herein upon such default.

37 CODE OF ETHICS: Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National
38 Association of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR®
39 Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local
40 Association of REALTORS®.

1 **ATTORNEY'S FEES:** In the event either party is required to engage the services of an attorney to enforce this
2 Agreement, the prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses
3 and costs.
4

5 **ENTIRE AGREEMENT:** This document and the documents incorporated and attached contain the entire Agreement of the
6 parties and supersede all prior Agreements or representations with respect to the property which are not expressly set forth
7 herein. This Agreement may be modified only in writing signed and dated by both parties. Both parties acknowledge that
8 they have not relied on any statements of any real estate Brokers which are not herein expressed.
9

10 A real estate Licensee is qualified to advise on real estate. BUYER is advised to consult with legal, tax or other
11 professionals on other matters related to the transaction.
12

13 BUYER acknowledges receipt of a copy of this Agreement.
14

15 DATE _____ TIME _____ DATE _____ TIME _____
16

17 BUYER _____ BUYER's Licensee Name _____
18

19 BUYER _____ Brokerage Name _____
20

21 BUYER _____ BUYER's Broker Name _____
22

23 BUYER _____ Office Address _____
24

25 Address _____ City/State/Zip _____
26

27 City/State/Zip _____ Phone _____ Fax _____
28

29 BUYER Email _____ Phone _____ Fax _____
30

31 BUYER's Licensee Email _____
32

33 BUYER'S Licensee Signature _____