



CLIENT RETAINER AGREEMENT

(Seller or Buyer Representation)

This Retainer Agreement (“Agreement”) is entered into between One Percent Max (“Broker”) and the undersigned client (“Client”).

1. Purpose of Retainer

Client agrees to pay a retainer to engage Broker to begin professional real estate services.

The retainer allows Broker to allocate time, resources, and expertise, including but not limited to:

- Consultation and strategy
 - Market analysis and guidance
 - Preparation of documentation and disclosures
 - Electronic paperwork and coordination
 - Offer preparation and negotiation (for buyers)
 - Listing preparation and marketing setup (for sellers)
-

2. Retainer Amount

The retainer amount depends on the type of representation:

- Seller Retainer: \$500
- Buyer Retainer: \$1,000

The applicable retainer will be confirmed prior to services beginning.



3. Application of Retainer

4. Compensation & Separate Agreements

If a transaction is completed with Broker representing Client, Broker's total compensation will be governed by a separate listing agreement or buyer representation agreement, as applicable.

Broker's compensation shall not exceed 1%, which represents the maximum commission when Broker represents Client, less any applicable retainer credit.

5. No Guarantee of Outcome

Client understands that real estate transactions depend on market conditions and third-party decisions outside Broker's control. Broker does not guarantee the sale or purchase of property.

6. Electronic Signatures

This Agreement may be executed electronically and shall be considered legally binding.



7. Acknowledgment

Client acknowledges that this Agreement:

- Does not replace a listing agreement or buyer representation agreement
 - Is intended to clearly define the retainer arrangement
 - Is entered into voluntarily
-

Client Information

Client Name: _____

Representation Type:

Seller

Buyer

Signature: _____

Date: _____