



# Your Neighborhood Realty

## BUYER BROKER AGREEMENT

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

\_\_\_\_\_, hereinafter referred to as "Client" hereby retains **Your Neighborhood Realty**, hereinafter referred to as "Buyer's Broker", to represent Client in all matters pertaining to the location and purchase of real property suitable for purchase by Client other than properties listed by Buyer's Broker.

### DURATION:

This Agreement begins upon signing and ends upon:

1. The closing of the property under this Agreement or
2. The termination thereof by Client or
3. This Agreement will terminate on \_\_\_\_\_, 2\_\_\_\_\_.

This contract shall be null and void if the Client signs an Exclusive Buyer agency Contract with another Buyer's Broker. If a contract to purchase is executed by Client prior to expiration of this contract, the term hereof shall be automatically extended until final disposition of the contract of purchase.

### BROKER'S OBLIGATIONS:

The obligations of Buyer's Broker will include, but are not limited to the following:

1. To diligence in locating a property acceptable to Client.
2. To use professional knowledge and skills to negotiate for the purchase of the property.
3. To assist Client throughout the transaction and act in the Client's best interest at all times. Buyer's Broker will not accept a fee from a Seller unless full disclosure thereof is made to Client prior to the execution of an offer to purchase or exchange and both parties consent thereto.

### CLIENT'S OBLIGATIONS:

The Client will:

1. Work exclusively with Buyer's broker for the purchase of property.
2. Furnish Buyer's Broker with relevant personal and financial information to insure Client's ability to purchase property.

### COMPENSATION:

Client agrees to compensate Buyer's Broker if the Client, or any person acting in the Client's behalf, buys, exchanges for, or obtains an option on any real property presented to Client by Buyer's Broker or about which Buyer's Broker has participated in negotiations pertaining thereto. (Check one of the following)

\_\_\_\_\_ The Buyer's Broker is authorized to negotiate for a commission paid by the Seller, the payment of which will satisfy the Client's obligation to pay a commission under this Agreement. The payment of any commission by the Seller from sales proceeds will not make the Buyer's Broker either the agent or subagent of the Seller.

\_\_\_\_\_ The amount of compensation is \$ \_\_\_\_\_, or \_\_\_\_\_% of the purchase price of the property, payable at client by Client.

### GENERAL NATURE OF THE PROPERTY:

The Client's needs and desires will determine the nature of the property.

### PRICE:

The price for which the real property may be purchased is specifically omitted herein, it being understood that the real property to be purchased by Client and the price therefore is unknown at the execution hereof.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_