EXCLUSIVE BUYER BROKER REPRESENTATION AGREEMENT



This agreement is designed to allow a buyer to engage a qualified licensed real estate professional for the purpose of viewing property, and receiving contract negotiation and advocacy services throughout the entire real estate offer and purchase process, for all types of property.

1. LENGTH OF AGREEMENT:

Agent Phone / Email

This agreement shall beg		and end on	or upon the closing or termination of any transaction,	
whichever is later (the "T	erm")			
	between Buyer and Brol) determines how Broker will work on Buyer's behalf. Broker's guide to agency and agency disclosure form.	
B. BROKER'S EFFORTS: Broker will exercise good faith efforts to: (a) locate and present suitable Properties to Buyer; (b) tour and prepare detailed analysis of specific properties, per Buyer's request; (c) help Buyer prepare, negotiate, and secure a contract to purchase one or more Properties; (d) cooperativith any real estate licensee working with the seller to facilitate and complete Buyer's purchase of the Property; and (e) perform other services as needed and requested by Buyer.				
signing more than one b	conduct all negotiations fouyer-broker representation	n agreement for any overla	th, and exclusively through the Broker. Buyer understands that apping period of time could expose Buyer to liability for paying representation agreements.	
buyer, the landlord, the Buyer agrees to pay Bro Buyer chooses not to pagreement to purchase a	e tenant, or a third party, on the country of the c	or by sharing or splitting the "Broker Fee) for any P Broker Fee shall be due ys following the expiration of	r and are fully negotiable, and may be paid by the seller, the the fees and commissions between brokers. roperties involving Broker's efforts. No Broker Fee is due if the and payable upon successful closing. If Buyer enters into an of earlier cancellation of this agreement, then Buyer shall pay the tions for payment of the Broker Fee to Broker.	
A combined commission	on including a flat fee of	\$350 plus a rate of	% of the total purchase price of the Property.	
6. COLLECTING BROK	ER FEE FROM THE SELL	ER:		
closing. Any such arrang	gement will be written in a	separate compensation agi	to request that the Broker Fee be paid by the seller to Broker a reement between the Buyer, Seller & Broker. Buyer understands it's broker's permission to do so.	
			Broker Fee be paid, in whole or in part, by the seller through a uest into Buyer's offer to purchase.	
reasonable efforts to obta compensation received by Buyer shall pay the Broker payment obligation, Buyer's closing, if applicable and s	in said compensation. Buye the Broker. If Buyer's agent the amount of Buyer's remai s payment obligation is satist ubject to lender approval. Ur	r's payment obligation under compensation received by the ining payment obligation. If Bu fied, and Broker shall rebate a nder no circumstance shall Br	rs Buyer's agent compensation to the Broker, then Broker shall make this Agreement will be offset by the amount of any Buyer's agent Broker is less than Buyer's payment obligation under this Agreement lyer's agent compensation received by the Broker is more than Buyer's any compensation in excess of Buyer's payment obligation to Buyer are oker retain any compensation in excess of Buyer's payment obligation of compensation the Broker receives.	
7. OTHER BUYERS: Buyer acknowledges tha	t Broker may represent mu	ultiple buyers interested in p	urchasing the same Property as Buyer.	
8. CANCELLATION: Either party may cancel t	this agreement with written	notice to each other, unles	s Buyer is under contract to purchase a Property.	
9. ADDITIONAL TERMS	:			
Buyer Signature	Date	Print Name	Phone / Email	
Buyer Signature	Date	Print Name	Phone / Email	
Agent Signature			Print Name / Agent License #	
		Contur	Century 21 HomeStar / 440-449-9100 / C21HomeStar@Gmail.com	

Broker