

# SINGLE PROPERTY - BUYER BROKER AGREEMENT

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

## 1. PROPERTY:

The undersigned buyer ("Buyer") engages the undersigned brokerage form ("Broker") to represent Buyer concerning the property located at: \_\_\_\_\_ ("Property")

## 2. LENGTH OF AGREEMENT:

This agreement shall begin on \_\_\_\_\_ and end on \_\_\_\_\_ or upon the closing or termination of any transaction, whichever is later (the "Term")

## 3. AGENCY DISCLOSURE:

The agency relationship between Buyer and Broker determines how Broker will work on Buyer's behalf. Broker's agency relationship with Buyer is disclosed and documented in a separate agreement.

## 4. FOR BEST EXPERIENCE:

Buyer is encouraged to be accompanied by Broker on Buyer's first visit to the Property, and to conduct all negotiations for the Property in good faith, and exclusively through Broker. Buyer understands the signing more than one buyer-broker representation agreement for any overlapping period of time could expose Buyer to liability for paying additional fees. Buyer is not a party to any active, exclusive buyer-broker representation agreements.

## 5. BROKER FEE:

Buyer agrees to pay Broker, as provided below (the "Broker Fee") for any Properties involving Broker's efforts. No Broker Fee is due if the Buyer chooses not to purchase the property. The Broker Fee is not set by law and is fully negotiable. The Broker Fee shall be due and payable upon successful closing. If Buyer enters into an agreement to purchase the Property within 180 days following the expiration of earlier cancellation of this agreement, then Buyer shall pay the Broker Fee to Broker upon closing. This agreement shall act as escrow instructions for payment of the Broker Fee to Broker.

\_\_\_\_\_ / \_\_\_\_\_ a combined commission including a flat fee of \$350 plus a rate of \_\_\_\_\_ % of the purchase price.

## 6. COLLECTING BROKER FEE FROM THE SELLER:

**DIRECT SELLER TO BROKER COMPENSATION:** Buyer authorizes Broker (Century 21 HomeStar) to request that the Broker Fee be paid by the seller to Broker at closing. Any such arrangement will be written in a separate compensation agreement between the Buyer, Seller and Broker (Century 21 HomeStar). Buyer understand that Broker (Century 21 HomeStar) cannot communicate with the seller without first receiving the seller's broker's permission to do so.

**CREDIT TO BUYER AT CLOSING:** Buyer may choose to negotiate that the Broker Fee be paid, in whole or in part, by the seller through a seller credit to Buyer at closing. At Buyer's instruction, Broker will write this request into Buyer's offer to purchase.

## 7. OTHER BUYERS:

Buyer acknowledges that Broker may represent multiple buyers interested in purchasing the same Property as Buyer.

## 8. ADDITIONAL TERMS:

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Buyer Signature	Date	Print Name	Phone / Email
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Buyer Signature	Date	Print Name	Phone / Email
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Agent Signature	Date	Agent Print Name / Agent License #
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Agent Phone / Email	Century 21 HomeStar / 440-449-9100 / C21HomeStar@Gmail.com Broker
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