

**BUYER REPRESENTATION AGREEMENT**

**Buyer 1** \_\_\_\_\_, **Buyer 2** \_\_\_\_\_ "Buyer"  
Print Name Print Name

**shall pay** (Brokerage name) \_\_\_\_\_ "Broker"  
(collectively "Parties")

**as compensation for real estate brokerage services the following amount (choose one):**

(1) \_\_\_\_\_% of the sales price.

OR

(2) A flat fee of \$\_\_\_\_\_.

OR

(3) \_\_\_\_\_% of the sales price AND a flat fee of \$\_\_\_\_\_.

OR

(4) **(Other)**\_\_\_\_\_

REPRESENTATION PERIOD: Buyer hereby agrees to enter an exclusive relationship with the Broker that shall begin (date)\_\_\_\_\_ and end (date)\_\_\_\_\_.

In such period, the Buyer agrees to only use Broker as their real estate representative.

**Compensation is due to Broker upon the successful completion of a purchase transaction defined as the Buyer being recorded as the new owner of record, or upon the successful completion of a lease transaction defined as a landlord/lessor and tenant/lessee both signing a lease agreement.**

**Any transaction-related compensation paid to the Broker from any source other than Buyer shall be deducted from the amount due from the Buyer as stipulated in this agreement.**

**Buyer is obligated to the compensate Broker upon successful completion of any transaction that begins during the representation period, notwithstanding whether the broker actually participated.**

If within 30 (or \_\_\_\_\_) days from the end of this representation period the Buyer enters into a transaction on any property in which the Broker showed or actively marketed to the Buyer during the representation period, then this agreement extends the duration of the transaction, in which case compensation is due Broker upon the success completion of such transaction.

**BROKER DUTY:** Broker shall furnish Buyer with information on prospective properties, facilitate showings, and prepare documents when possible, and per the Buyer's request, all within a reasonable time frame.

**Buyer(s) understand(s) and agree(s) to the compensation terms and acknowledge(s) receipt of this document.**

**Buyer 1** \_\_\_\_\_  
Print Name Signature Date

**Buyer 2** \_\_\_\_\_  
Print Name Signature Date

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Brokerage Name** \_\_\_\_\_ Lic.# \_\_\_\_\_

\_\_\_\_\_  
Print Agent Name Agent Signature Date Lic.#

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

This is an open-source form. No warranties, expressed or implied, are made as to the efficacy of this form. For further inquiry please seek professional advice from a real estate broker or applicable qualified professional.

