



EXCLUSIVE BUYER BROKERAGE AGREEMENT

1. Buyer Broker Employment Agreement

The undersigned Buyer(s) do hereby select the Broker, _____, and Sales Agent _____ as the Buyer(s) agent to locate a property acceptable to the Buyer(s) and to assist the Buyer(s) in purchasing the property on the terms and conditions acceptable to the Buyer(s).

2. Buyer Brokerage Agency Relationship

The Broker shall act as the agent of the Buyer(s) in any resulting transaction except when the Broker is also the listing agent of the property selected by the Buyer(s). Then the Broker shall act as a Transaction Broker as stated by Florida Brokerage Relationship Disclosure.

3. Exclusive Right to Represent

Buyer(s) and Broker agree that the Brokerage and Sales Agent is the Buyer's Exclusive Representative. The Buyer(s) agrees to conduct all negotiations for property through the above named Sales Agent and Broker during the term of this agreement. The Buyer(s) further agrees not to view properties with other Brokers or Sales Agents other than his/her exclusive Buyer's Broker/Sales Agent.

4. Broker/Sales Agent Will:

Use his/her professional knowledge and skills to locate available property, which matches the Buyer(s) property wants and needs description provided to the Sales Agent. In locating property that meets the Buyer(s) needs, the Broker/Sales Agent shall also seek to show properties that are offered For Sale By Owner. To assist the Buyer(s) throughout the entire transaction in the purchase of the property, and act in the Buyer(s) interest in all relevant transactions.

5. Buyer(s) Will:

Work Exclusively with Broker/Sales Agent during this Agreement term and further agrees not to view properties with other Brokers or Sales Agents other than his/her exclusive Buyer's Broker/Sales Agent.

The Buyer(s) understand that if they view properties with another Sales Agent or By Owner Properties, they may subject themselves to paying the Brokerage Fee as stated in paragraph #8 below.

Furnish Broker/Sales Agent with necessary personal and financial information to insure the Buyer's ability to purchase property. Fully co-operate with the Broker/Sales Agent in completing or furnishing those documents necessary to obtain financing. The Buyer(s) also agree to be available at reasonable periods of time to view properties located by the Broker/Sales Agent.

6. Other Showings or Offerings on the Same Property

The Buyer(s) agree that the company is authorized to show at any time any property introduced to the Buyer(s) to any other Prospects and to present and negotiate offers on said Properties without claim of conflict by the Buyer(s).

7. Non-discrimination

The parties agree not to discriminate against any property owners based upon age, race, color, religion, handicap, martial status, familial status, sex or national origin.

Sellers initials _____

Buyers initials _____

EXCLUSIVE BUYER BROKERAGE AGREEMENT- Page 2 of 2

8. Brokerage Fee/Compensation

Buyer(s) Authorizes the Broker to receive and/or negotiate a fee/compensation paid by the Seller or to participate in any fee split offered by the Seller's Agent.

The Broker is
authorized to First seek compensation as may be offered by the Seller or any fee as offered by the Seller's Agent.
If the Brokerage Fee is paid by the seller, then the Broker agrees to accept this amount as compensation for services rendered to the Buyer(s).

Should the Brokerage Fee not be paid for by the Seller, the Buyer(s) agree to pay _____ (name of brokerage) as compensation for services rendered a fee in the amount of _____% of the purchase price. The fee for services rendered will be payable if through the efforts of the Sales Agent, the Buyer(s) enter into an agreement to purchase a property or if through the efforts of the agent, the Buyer(s) enters into a binding and enforceable agreement for the exchange for leasing of a property with or without the option to purchase the property. The Brokerage Fee shall be payable upon closing of such purchase, exchange or lease on any property by the Buyer(s). If a transaction fails to close through the fault of the Buyer(s), the Brokerage Fee shall immediately become due and payable. Such Fee shall be paid by the Buyer(s) regardless of whether the property purchased is found by the Broker/Sales Agent or the Buyer(s) if the Buyer(s) enters into an agreement to purchase, option, exchange or lease within 180 days after the termination of this agreement any property submitted, located, shown, or negotiated on by the Broker/Sales Agent on behalf of the Buyer(s) during the term is this agreement.

This agreement may not be unilaterally cancelled and shall remain in force until the Buyer(s) have purchased and closed on a property but no later than 12 months from the date below unless otherwise extended.

Date: _____

Date: _____

Buyer

Sales Agent

Buyer

Broker

Address _____

City _____ State _____ Zip _____

Phone:
Home _____

Work _____

Cell _____

Email Address _____