

RIGHT TO REPRESENT BUYER AGREEMENT

This agreement is hereby made between _____ from _____
(hereafter referred to as "Broker"), and _____ (hereafter referred to as "Buyer").

This agreement is created for the purpose of obtaining _____ real estate for the
Buyer to _____. By signing this agreement, the Buyer gives the Broker the exclusive right
to represent the Buyer for all acquisitions of property from _____ until midnight on
_____. The Broker agrees to the following conditions:

- To make the Buyer aware of all property that fits the following criteria:

_____.

- To seek out property of interest to the Buyer in a timely and efficient manner
- To disclose all acquired information and knowledge about each property to the Buyer in a timely manner
- To show and make available to the Buyer all property (according to the aforementioned criteria) without discrimination regarding race, national origin, age, sex, familial status, sexual orientation, disability, class, creed, or color

The Buyer agrees to the following conditions:

- To allow all inquiries, solicitations, interviews, and meetings with a seller to go through the Broker first, and to not pursue any brokers elsewhere during the allotted time frame
- To provide all relevant personal and financial information to the broker for the purpose of leasing property
- To pay the retainer fee of _____ which _____ refundable in the case of _____.
- To pay the Broker's fee of _____ on the _____ of an agreed-upon property
- To pay the compensatory fee of _____ if, having entered into an agreement, the Buyer then defaults upon the agreed-upon terms
- To pay the compensatory fee of _____ if the Buyer grants the right of exclusive representation to another broker or enters a lease with a seller introduced by the Broker within _____ after the termination of this agreement

(Broker's Signature)

(Date)

(Buyer's Signature)

(Date)