

### Exclusive Buyer Agency Contract (Short Form)

Broker: \_\_\_\_\_ ("Broker")
Broker's Address: \_\_\_\_\_
Client: \_\_\_\_\_ ("Client")
Client's Address: \_\_\_\_\_

- 1. PURPOSE Client has employed the services of Broker as Client's exclusive agent to assist Client in purchasing real estate.
2. Client acknowledges that Broker is not acting as an attorney, tax advisor, surveyor, appraiser, environmental expert or structural or mechanical engineer, and that Client should contact professionals on these matters.
3. TERM/CANCELLATION This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_. This Agreement shall expire on \_\_\_\_\_. This Agreement may be cancelled only by the mutual consent of the parties in writing.
4. COMPENSATION Broker shall be compensated by the seller or the listing broker.
5. CONFIDENTIAL INFORMATION Broker will preserve any confidential information obtained during any agency relationship and shall not disclose it to Client.
6. CONFLICT OF INTEREST (PURCHASERS) Client acknowledges that Broker may represent other clients or customers desirous of purchasing the property similar to the desired property. Client acknowledges and agrees that Broker may show more than one client or customer the same property, and may prepare offers on the same property for more than one client or customer.
7. CONFLICT OF INTEREST (SELLERS) In the event that Client elects to make a bona fide offer on real property listed by Broker, Broker shall act as disclosed dual agent of both Client and the owner of the real property listed by Broker pursuant to a written agreement between Broker, Client and the owner of the listed real property.
8. NON-DISCRIMINATION It is agreed by Broker and Client, parties to this Agreement, that as required by law, discrimination because of religion, race, color, natural origin, age, sex, disability, familial status, marital status, height or weight by said parties in respect to the purchase of the desired property is prohibited.
9. ENTIRE AGREEMENT This Agreement constitutes the entire agreement between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this Agreement.
10. OTHER
11. RECEIPT Client has read this Agreement and acknowledges receipt of a completed copy of this Agreement.

BROKER: CLIENT:
Accepted By: \_\_\_\_\_
For: \_\_\_\_\_
Date: \_\_\_\_\_ Date: \_\_\_\_\_