



EXCLUSIVE RIGHT TO REPRESENT



1 BROKER(FIRM) _____ DATE _____
2 DESIGNATED AGENT _____
3 OFFICE ADDRESS _____ PHONE NUMBER _____
4 CLIENT(S) NAME _____
5 CLIENT(S) ADDRESS _____
6 CITY _____ PARISH _____ STATE _____ ZIP _____
7 CLIENT(S) PHONE NUMBER(S) HOME _____ OFFICE _____ FAX _____

8 APPOINTMENT OF DESIGNATED AGENT:
9 Broker designates and Client accepts the Designated Agent named above (Designated Agent) as the legal agent of Client for the purpose of
10 representing Client in the acquisition of real estate. Acquisition shall include any purchase, agreement to build, option, exchange, bond for deed or
11 lease of property or an agreement to do so. Client understands and agrees that neither Broker nor any other sales associate affiliated with Broker
12 will be acting as legal agent of the Client. Broker shall have the discretion to appoint one or more additional Designated Agents for Client as Broker
13 determines necessary. Any additional agents so designated shall be included in the term "Designated Agent" as used in this agreement.

14 CONSULTATION FEE:
15 Client agrees to pay Broker a non-refundable fee of \$ _____ for initial professional consultation and research, which amount
16 may be credited against the payment of any brokerage fee hereunder. Receipt of this fee is hereby acknowledged by Broker.

17 DESIGNATED AGENT'S OBLIGATIONS:
18 Designated Agent agrees:
19 1. to assist the Client in locating properties acceptable to the Client.
20 2. to use professional knowledge, skills and expertise in assisting the Client during negotiations for the aquisition of the property; and
21 3. to assist the Client throughout the transition and act in the Client's best interest at all times.

22 Designated Agent will give proper notice of the agency relationship established by his agreement to all parties.

23 CLIENT'S OBLIGATIONS:
24 In consideration of this agreement the Client agrees:
25 1. to work exclusively, during the term of this agreement, with Designated Agent(s) for the acquisition of a property described by Client;
26 2. to furnish all relevant personal and financial information necessary to insure Client's ability to acquire the property and to hold Broker
27 and Designated Agent(s) harmless from liability resulting from inaccurate information.
28 3. to pay the Broker the compensation set forth below;
29 4. to make timely loan application and provide Lender with all necessary information to obtain financing; and
30 5. if paying cash, to provide written evidence of funds within _____ days of acceptance of any offer to purchase, agreement to build,
31 option, exchange, bond for deed or lease of property or an agreement to do so.

32 The Client must consult with the Designated Agent before visiting any property or before contacting any other licensees representing
33 sellers or lessors, to avoid the possibility of confusion over the agency relationship and misunderstandings about liability for compensation.

34 GENERAL NATURE OF PROPERTY:
35 The specific criteria for the property to be acquired shall be stated by Client to Designated Agent, from time to time, orally and/or in writing.

36 It is understood by all parties to this agreement that changes in Client's preferences (listed below) do not nullify this agreement.

37 (Check classifications that apply)

38 Type: residential residential income vacant land commercial industrial agricultural land
39 Price (based on the range of values of property in the market area)
40 Approximate Price Range: \$ _____ to \$ _____

41 PREFERRED TERMS:
42 (check classifications that apply)
43 Cash Conventional VA FHA Lease specify other _____

44 PREFERRED LOCATION:
45 The area serviced by the Greater Baton Rouge Association of REALTORS® and/or _____

46 Additional Features, Terms and/or Conditions: _____
47 _____
48 _____
49 _____
50 _____

51 BROKERAGE FEE:
52 Client agrees to compensate Broker during the term of this agreement if the Client, or any other person acting in the Client's behalf,
53 purchases, or agrees to purchase, enters into an agreement to build, executes a bond for deed or lease of property or an agreement to do
54 so, obtains an option on, or exchanges for any real property of the general nature set forth above.

55 The amount of compensation to Broker shall be \$ _____ or _____ % of the gross amount of any agreement to
56 purchase, agreement to build, option, bond for deed or lease of property or an agreement to do so or value of any exchange that may be
57 negotiated during the existence of the agreement, and shall be payable at the closing of the sale or lease unless otherwise agreed.

58 The Designated Agent is authorized to negotiate for a commission paid by the owner, the payment of which may be credited against the
59 Client's fee obligation under this agreement. However, the payment of any commission by the owner will NOT make the Designated Agent
60 the agent of the owner.

61 The brokerage fee shall be earned, due and payable when a property is located whose owner is ready, willing and able to sell or otherwise
62 convey an interest in the property to Client upon terms which are acceptable to Client as evidenced by Client's entering into a purchase,
63 agreement to build, option, bond for deed, exchange, lease or trade contract with such owner. However, upon execution of such contract,
64 the Broker agrees to defer receipt of the brokerage fee until the settlement date stated in the contract which deferral is agreed to solely as
65 an accommodation to Client, and such deferral shall in no way be construed as a waiver of the brokerage fee. In the event the completion
66 of any resulting transaction is prevented by Client's default. Client shall pay to Broker the compensation provided above upon such default.

67 REMEDIES ON DEFAULT:

68 In the event of default by client, the client shall be liable for damages, compensation earned under this agreement, attorney's fees and other
69 costs incurred in the enforcement of any and all rights under this agreement.

70 TERM OF AGREEMENT

71 This agreement shall become effective on _____ (month/day/year) and shall terminate at midnight on _____ (month/
72 day/year). In addition, such brokerage fees described above shall be earned, due and payable if Client acquires property within
73 _____ days after the termination of this agreement, or any extensions thereof, if such property was introduced during the term
74 of this agreement by Designated Agent.

75 OTHER CLIENTS:

76 Client understands that other potential buyers or lessees could also be represented by Designated Agent and that such other buyers or
77 lessees may seek property, submit offers, and contract to acquire property through Designated Agent, including the same property as Client
78 seeks to acquire. Client acknowledges, understands and consents to such representations of other buyers or lessees by Designated Agent
79 or other agents affiliated with Broker.

80 DISCLOSED DUAL AGENCY:

81 A disclosed dual agent is an agent who represents both the buyer and seller and lessee and lessor in the same transaction, with the
82 knowledge and written consent of both. As a disclosed dual agent, the Designated Agent shall not represent the interests of one party to the
83 exclusion or detriment of the other party and cannot disclose confidential information without prior written consent unless otherwise
84 required by law. Confidential information is that which is designated in writing to Designated Agent or is information the disclosure of which
85 could materially harm the position of the Client. Confidential information may be disclosed to the Broker in order to obtain the Broker's
86 advice or assistance.

87 (initial one)

88 _____ Client consents to disclosed dual agency and desires to see and acquire properties listed with Designated Agent.

89 _____ Client denies disclosed dual agency and chooses not to be shown and not to acquire any properties listed with the Designated
90 Agent.

91 DISCLAIMER:

92 Client acknowledges that the Designated Agent is being retained solely as a real estate agent and is not an attorney, tax advisor, lender,
93 appraiser, surveyor, structural engineer, home inspector or other professional service provider. Client is advised to seek professional
94 advice concerning the condition of the property or concerning legal and tax matters.

95 EQUAL OPPORTUNITY:

96 Properties shall be shown and made available to the Client without regard to race, color, religion, sex, handicap, familial status or national
97 origin as well as all classes protected by the laws of the United States, the State of Louisiana, and applicable local jurisdictions.

98 Additional provisions attached: _____ yes _____ no

99 I HEREBY ACKNOWLEDGE RECEIPT OF A SIGNED COPY OF THIS LEGALLY BINDING AGREEMENT AND AGREE TO BE BOUND
100 BY, AND COMPLY WITH, ITS TERMS AND CONDITIONS.

101 IF YOU DO NOT UNDERSTAND ALL OF THE TERMS OF THIS DOCUMENT, SEEK COMPETENT LEGAL ADVICE BEFORE SIGNING.

102	_____	_____	_____	_____
103	Client	Date/Time	Client	Date/Time

104	ACCEPTED			
105	_____			
106	Firm			

107	_____	_____	_____
108	Designated Broker	Designated Agent	Date/Time