

# SINGLE PROPERTY, BUYER-BROKER AGREEMENT



This agreement is designed to allow a buyer or tenant to engage a qualified, licensed professional for the purpose of viewing property, contract negotiation, and advocacy services throughout the entire real estate offer and purchase or rental process for the property described below.

1. **PROPERTY.** Buyer/Tenant engage the undersigned brokerage firm ("**Broker**") to represent Buyer/Tenant concerning the property located at: \_\_\_\_\_ ("**Property**").

2. **AGENCY.** The agency relationship between Broker and Buyer/Tenant determines how Broker will work on Buyer/Tenant behalf. This agency relationship is disclosed and documented in a separate disclosure/form.

3. **LENGTH OF AGREEMENT.** This agreement shall begin on the date last signed by Broker and Buyer/Tenant, and will automatically end on \_\_\_\_\_ (at 11:59pm), or upon the closing or termination of any then-pending transaction, whichever is later.

4. **FEE.** Buyer/Tenant agrees to pay the Broker Fee, as provided below. **The Broker Fee is not set by law and is fully negotiable.** The Broker Fee shall be due and payable upon successful closing, or lease signing, as applicable. Broker will request to have the Broker Fee paid by the seller of the property by including the Broker Fee as a part of any offer, if requested by Buyer. Any offer or communication of the Broker Fee that exceeds the amount indicated below will be used for the benefit of buyer at buyer's direction. **Broker Fee will never exceed the amount specified below.** If Buyer/Tenant enters into an agreement to purchase or lease the property within \_\_\_\_\_ ( ) days following the expiration or termination of this agreement, then Buyer/Tenant shall pay fee to Broker upon closing, or lease signing.

The compensation is [*check only one*]:

- \_\_\_\_\_% of the gross purchase price (or aggregate lease amount) of the Property (as reflected on the final settlement statement or lease agreement, as applicable); or
- Exactly \$\_\_\_\_\_.

5. **FOR BEST EXPERIENCE.** Buyer/Tenant is encouraged to work exclusively with Broker concerning the purchase or leasing of the Property; to be accompanied by Broker on the first visit to the Property; and to conduct all negotiations for the Property in good faith and exclusively through Broker.

6. **ADDITIONAL TERMS.** \_\_\_\_\_

7. **OTHER BUYERS/TENANTS.** Buyer/Tenant acknowledges that Broker may represent multiple buyers/tenants interested in the Property listed above.

BY SIGNING BELOW, Buyer/Tenant and Broker agree to the terms set forth in this agreement.

**Buyer/Tenant 1:** \_\_\_\_\_  
(Signature) (Typed/Printed Name) (Date) (Telephone) (E-mail)

**Buyer/Tenant 2:** \_\_\_\_\_  
(Signature) (Typed/Printed Name) (Date) (Telephone) (E-mail)

**Broker:** \_\_\_\_\_  
(Firm Name) (Agent's Signature - on behalf of Firm) (Agent's Typed/Printed Name) (Date)

\_\_\_\_\_  
(Agent's Telephone) (Agent's E-mail) (Agent's License No.)