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UNDERSTANDING THE BROKER-BUYER AGREEMENT

AGENT AGREES TO THE FOLLOWING:

Act as your true fiduciary at all times; putting your interest above all others. Work and communicate with you responsibly through well managed processes to help you find the property that meets your requirements. Provide personalized search information on an on-going basis for all available property matching your criteria. Preview property on your behalf and make arrangements to visit properties with you. Provide information regarding comparable properties which have recently sold, and complete a market analysis on any property you wish to purchase. Represent you in purchase contract negotiations to achieve the best possible price and terms. Answer questions and provide information regarding other professionals (i.e. inspectors, contractors, lawyers, escrow and loan agents, etc.) to help you make informed decisions. Advise you throughout the entire purchase and escrow process, with the least possible stress, time and effort on your part.

Broker Initials _____ Buyer Initials _____

BUYER AGREES TO THE FOLLOWING:

Work exclusively with me as your agent in your search for and purchase of the property that meets your requirements. Promptly notify other agents of your exclusive agency agreement. Notify me about any properties you are interested in, and of any changes in your situation, plans, timeline, home specifications or other purchase parameters. Give me honest feedback as to what you do or don't like in the properties seen. Get loan preapproval (Unless it will be an all cash purchase) prior to actively searching for a property. Make every effort to see new listings and other prospective properties in a timely manner. Devote the time and attention necessary to carefully review all essential disclosure, inspection, contract and escrow documents and reports. In the event the Seller does not pay a commission you will pay my fee of 2.5% of the purchase price at the close of escrow unless other arrangements have been made between us.

Broker Initials _____ Buyer Initials _____