

EXCLUSIVE RIGHT TO REPRESENT BUYER AGREEMENT

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1 **DATE:** _____

2 This Exclusive Right to Represent Buyer Agreement ("Agreement") is between:

3 **BUYER(s):** _____

4 and **BROKER:** _____.

5 This Agreement gives the Broker the exclusive right to locate, and/or negotiate for the purchase, exchange, lease, or option to purchase ("Purchase") property at a price and with terms acceptable to Buyer(s). This Agreement starts on

6 _____ and ends at 11:59 P.M. on _____.

8 If closing of an executed PURCHASE AGREEMENT is set to occur after the expiration date of this Agreement the parties agree that the terms of this Agreement shall be extended until the closing has been completed.

10 **NOTICE:** A signed written agreement is required prior to showing property.

11 **GENERAL NATURE OF PROPERTY:** This Agreement shall apply to the Purchase of real property (which may include items of personal property) described in the general terms as follows:

13 General type of property including new construction: (Check all that apply)

14 ☐ Residential/Personal ☐ Residential/Investment ☐ Commercial/Industrial

15 ☐ Recreation ☐ Farm Land ☐ Vacant Land

16 ☐ Address: _____

17 **BROKER'S OBLIGATION:** Broker will:

- 18 a) Make reasonable effort to locate and/or show property acceptable to Buyer(s) through the use of the Multiple Listing Service (MLS) or brought forth by Buyer(s);
- 20 b) Use professional knowledge and skills to assist in negotiations for Purchase of the property;
- 21 c) Assist Buyer(s) throughout transaction and comply with all applicable fair housing and non-discrimination regulations;
- 23 d) Act exclusively in Buyer's best interest

24 **BUYER'S OBLIGATION:** Buyer(s) will:

- 25 a) Work exclusively with Broker for Purchase of property;
- 26 b) Provide Broker with accurate and relevant personal financial information to determine Buyer's ability to Purchase property;
- 28 c) Agree to conduct all negotiations for the property through Broker;
- 29 d) Cooperate with Broker in finding a property to Purchase. After a purchase agreement has been accepted by Seller(s), Buyer(s) is legally obligated to Purchase the property. If Buyer(s) refuses to close the Purchase for any reason other than the failure of Seller(s) to perform or contingencies not being removed or met, Buyer(s) will pay Broker all compensation due under this Agreement.

33 **BROKER COMPENSATION:**

34 **BROKER COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.**

35 **BROKER MAY NOT RECEIVE COMPENSATION FROM ANY SOURCE THAT EXCEEDS THE AMOUNT OR RATE AGREED TO BY BUYER(S).**

37 In consideration of the services to be performed by the Broker, the Buyer(s) agrees to pay the Broker as follows (Check all that apply):

- 39 1) ☐ Buyer(s) agrees to pay Broker a retainer fee of \$_____ at the commencement of this Agreement, and such fee shall be kept by Broker whether or not Buyer(s) purchases property. The retainer fee ☐ **SHALL** ☐ **SHALL NOT** apply toward satisfaction of any obligation to compensate Broker.
- 42 2) ☐ Buyer(s) agrees to pay Broker a transaction fee of \$_____ when Buyer(s) closes the Purchase.
- 43 3) ☐ Buyer(s) shall pay Broker, as Broker's compensation, _____ percent (%) of the purchase price or \$_____ when Buyer(s) closes the Purchase, if:

Buyer(s) Initials _____

- a. Buyer(s) Purchases or agrees to Purchase a property before the expiration of this Agreement even if Buyer(s) does not use Broker's services; or
- b. Within _____ calendar days after the end of this Agreement:
- i. the Buyer(s) Purchases property which either the Broker or the Broker's Agent(s) has physically shown the Buyer(s) or;
 - ii. the Buyer(s) has made an affirmative showing of interest to the Broker or the Broker's Agent(s) before the end of the Agreement.
 - iii. the Buyer(s) will not be obligated to pay a fee to the Broker if, upon expiration or termination of this Agreement, the Buyer(s) has entered into another valid agreement to represent Buyer(s) pursuant to which the Buyer(s) is obligated to pay a fee or commission to that broker for Purchase of real property.

Broker is authorized to negotiate and receive compensation paid by Seller(s), or Broker representing or assisting Seller(s). Any compensation accepted by Broker from Seller(s), or Broker representing or assisting Seller(s) ☐ **SHALL** ☐ **SHALL NOT** reduce any obligation of the Buyer(s) before paying the compensation by the amount received by Seller(s) or Broker.

Before Buyer(s) signs a Purchase Agreement, Broker will disclose to Buyer(s), in writing, the amount of commission to be paid.

Caution: Buyer's actions in locating a property may affect payment of compensation by Seller(s) and may therefore obligate Buyer(s) to pay all or part of the compensation in cash at closing (i.e. the signing of a Purchase Agreement through another broker or with the Owner, as in "For Sale By Owner") may require Buyer(s) to pay the full amount of compensation due to the Broker.

CLOSING SERVICES: After a Purchase Agreement for property is fully executed, arrangements must be made to close the transaction. Buyer(s) understands that no one can require Buyer(s) to use a particular person to conduct the closing and Buyer(s) may arrange for another qualified person, including Buyer's attorney. The real estate Broker, real estate Agent(s), or real estate closing agent, has not, and under applicable state law, may not, express opinions regarding the legal effect of the closing documents or of the closing itself.

Buyer(s) instructs Broker as follows (Check one):

- ☐ Buyer(s) requests Broker arrange for closing services. Broker will give Buyer(s) written disclosure of any controlled business arrangement Broker has with closing services selected.
- ☐ Buyer(s) will arrange for a qualified closing agent or Buyer's attorney to conduct the closing.

APPOINTED AGENCY REPRESENTATION: The Broker will appoint to the Buyer(s), in writing, a licensed Agent(s) who will be acting as the Buyer's Appointed Agent(s) to the exclusion of all other affiliated licensed Agent(s) of the Broker. By agreeing to Appointed Agency, the Buyer(s), the Broker, the Agent(s) of the Broker and the Appointed Agent(s) named below are considered to possess only actual knowledge and information. By an act of North Dakota Law, the definitions regarding Appointed Agency make it clear that there is no imputed knowledge or information between the Buyer(s), the Broker, the Broker's Agent(s), or the named Appointed Agent(s).

_____, ("Appointed Agent(s)"), an affiliated licensed Agent(s) of the Broker, is appointed to act solely as an Agent(s) for the Buyer(s) unless they personally represent the Seller(s), in which event, the Appointed Agent(s) is considered a Dual Agent (see Lines 94-109) in this transaction only. Buyer's designated Appointed Agent(s) is obligated not to reveal any confidential information obtained from the Buyer(s) to other licensed Agent(s), except to the Broker in charge of the oversight of the Buyer's transaction.

It is understood that the Broker may appoint another Agent(s) for the Buyer(s) during the term of this Agreement if:

1. The Appointed Agent(s) is not able to fulfill the terms of this Agreement, and/or
2. The Buyer(s) and the Broker mutually agree to the appointment of another Agent(s). An appointment of another Agent(s) as a new or additional Agent(s) does not relieve the first Appointed Agent(s) of any of the duties owed to the Buyer(s) as previously described in this Agreement.

Having read and understood this information about Appointed Agency, Buyer(s) now instructs Broker as follows: Buyer(s) ☐ **accepts** ☐ **does not accept** a possible Appointed Agent Representation.

Buyer Signature Date Agent Signature Date

Buyer Signature Date

Buyer(s) Initials _____

96 **DUAL AGENCY REPRESENTATION:** Dual Agency means the Broker represents both Buyer(s) and Seller(s) and owes
97 the same duties to both parties. This agency relationship will prohibit the Broker from advocating exclusively for either
98 party. Dual Agency will limit the level of representation the Broker can provide. Confidential information communicated
99 by Buyer(s) or Seller(s) to the Broker in regard to price, terms, or motivation will remain confidential unless Buyer(s) or
100 Seller(s) instructs the Broker in writing of specific information to disclose. All other information may be shared. The Broker
101 cannot act as a Dual Agent unless both Seller(s) and Buyer(s) agree.

102 By agreeing to a **possible** Dual Agency, Buyer(s) may be giving up the right to exclusive representation in a transaction
103 where the Agent(s) representing Seller(s) and Buyer(s) work for the same Brokerage or when one Agent(s) is representing
104 both Seller(s) and Buyer(s).

105 By **not** agreeing to a **possible** Dual Agency, Buyer(s) will be giving up the opportunity to view and Purchase property
106 listed by Buyer(s) Agent's Brokerage, unless Appointed Agency applies.

107 Buyer(s) ☐ **accepts** ☐ **does not accept** a possible Dual Agency Representation.

108 _____
109 Buyer Signature Date Agent Signature Date

110 _____
111 Buyer Signature Date

112 **OTHER POTENTIAL BUYER(S):** Broker may represent or work with other potential Buyer(s) for the same property
113 before, during, and after the expiration of this Agreement. Other potential Buyer(s) may consider, make offers or
114 Purchase through Broker the same or similar properties as Buyer(s) is seeking to acquire.

115 **EXCLUSIVE REPRESENTATION:** Buyer(s) represents to Broker that Buyer(s) has employed no other broker to assist
116 in acquiring an interest in property that is within the scope of this Agreement and agrees to protect, defend, indemnify
117 and hold Broker harmless from the claims, liabilities and expenses, including reasonable attorney's fees, arising by reason
118 of a claim of any other Broker for compensation as a result of a transaction that is within the scope of this Agreement.

119 **PRIVATE INSPECTION/WARRANTY:** Broker recommends that Buyer(s) obtain a private home inspection to satisfy
120 Buyer(s) with the physical condition of the property. Furthermore, there are warranty programs available for some
121 properties which Buyer(s) may wish to investigate prior to Purchase of any specific property.

122 **NONDISCRIMINATION:** All parties agree not to discriminate against or refuse to sell to, or discriminate in the terms,
123 conditions, or privileges of sale against, or indicate or publicize that sale is unwelcome, objectionable, not acceptable, or
124 not solicited from, any person due to that person's race, color, religion, sex, national origin, age, physical or mental
125 disability, family status, status with respect to marriage, or status with respect to public assistance. All parties understand
126 further applicable laws, rules, or ordinances may include other protected classes of persons.

127 **OTHER PROFESSIONAL SERVICES:** Buyer(s) acknowledges that Broker is retained solely as a real estate agent and
128 **not** as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, home inspector or other professional
129 service advisor. Buyer(s) has been advised to seek professional advice concerning the condition of the property, legal, and
130 tax matters.

131 **CONFIDENTIAL OFFERS:** Buyer(s) is aware that Purchase Agreements generally are not confidential; and, in some
132 cases, Seller(s), in dealing with multiple offers, could make other buyers aware of the existence and contents of Buyer's
133 Purchase Agreement. Buyer(s) is aware that Buyer(s) could make an offer on a property contingent upon confidentiality
134 prior to commencing negotiations with a Seller(s).

135 **ENFORCEMENT:** If either Buyer(s) or Broker brings an action for enforcement of this Agreement, the prevailing party
136 in such an action shall be entitled to recover all costs and expenses including reasonable attorney's fees and court costs.

137 **PREVIOUS AGENCY RELATIONSHIPS:** Broker and Agent(s) may have had a previous agency relationship with a
138 Seller(s) of a property Buyer(s) is interested in purchasing. Buyer(s) acknowledges that Buyer's Broker or Agent(s) is
139 legally required to keep information confidential regarding the ultimate price, terms the Seller(s) would accept, and
140 motivation for selling.

Buyer(s) Initials _____

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (“FIRPTA”): 26 U.S. Code § 1445 (hereinafter “FIRPTA”) requires a transferee (Buyer(s)) of a United States real property interest to withhold a tax from the proceeds of any disposition of the real property interest if the transferor (Seller(s)) is a foreign person (any person other than a United States person), unless an exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA. Due to the complexity of the FIRPTA, both the Buyer(s) and the Seller(s) are advised to seek appropriate legal and tax advice regarding FIRPTA compliance since failure to adhere to the FIRPTA withholding rules could result in legal liability to both the Buyer(s) and Seller(s) and their Broker(s)/Agent(s) or qualified substitutes.

SURVEILLANCE: Properties may be under video/audio surveillance. It is advised that surveillance be disclosed, however, it may not be.

CANCELLATION: This Exclusive Right to Represent Buyer Agreement can be cancelled only with mutual written consent of the parties.

ADDITIONAL PROVISIONS:

ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to this transaction constitutes valid, binding signatures.

CONVENIENCE FEE: Buyer(s) may be charged a convenience fee(s) if electronically depositing earnest money and/or wiring funds.

CONSENT FOR COMMUNICATION: Buyer(s) authorizes Broker and its representatives to contact Buyer(s) by mail, phone, fax, text messaging (SMS), email, or other means of communication during the term of this Agreement and any time thereafter.

ENTIRE AGREEMENT: This Exclusive Right to Represent Buyer Agreement constitutes the entire Agreement between the parties relating to the subject hereof, and any prior agreement, whether oral or written, are merged, and integrated into this Agreement. Any modification to this Agreement shall be reduced to writing and signed by all parties.

I/We hereby certify that I/we have received a copy of this Agreement and agree to its terms.

ACCEPTANCE:

To be binding, this Agreement must be fully executed by all parties:

Buyer Signature	Date	Buyer Signature	Date
Buyer's Street Address		Buyer's Street Address	
City	State	City	State
Zip Code		Zip Code	
Buyer's Phone		Buyer's Phone	
Buyer's Email		Buyer's Email	

Brokerage Name	Agent Printed Name
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Brokerage Phone	Agent Signature	Date
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