

Buyer-Broker Non-Exclusive Agreement

This Buyer-Broker Non-Exclusive Agreement is between Neuhaus Realty, Inc. (Broker) and _____ (Buyer). Together Broker and Buyer are the Parties.

1. Purpose of the Agreement

Buyer wishes to purchase Real Estate and has engaged the Broker to help obtain an interest in or usage rights for property or properties in the State of _____. The Buyer recognizes and agrees that it is their responsibility to clearly convey their needs and preferences regarding the property they seek to acquire to the Broker's Agent and agrees to keep those needs updated as they evolve.

2. Term of Agreement

The agreement shall become effective on _____ and will expire at midnight on _____. The Termination Date and Agreement will automatically extend until the closing of the identified property.

3. Buyer's Representations and Agreement:

Non-Exclusive Basis. To accept the terms of this Agreement and communicate with the Broker on a non-exclusive basis in an effort to assist the Buyer in acquiring real property through either purchase, option, exchange, trade, or lease. The Brokerage Commission, under a non-exclusive basis, is due and payable only if the Buyer acquires real property with the assistance and involvement of the Agency. In the event the Buyer purchases any real property that has not been introduced to the Buyer by Broker, the Broker shall not be due a Commission. Buyer is a party to _____ (insert number) active, non-exclusive buyer-broker representation agreements.

NOTICE: BROKER COMMISSIONS ARE FULLY NEGOTIABLE AND NOT SET BY LAW.

4. Compensation to Broker:

If a Purchase: As compensation to the Broker, the Buyer agrees to pay _____ percent (%) of the Purchase Price of any Property Purchased; regardless of whether Broker was fully informed of the Buyer's Purchase or the amount of time the Broker and Broker's Agent dedicated to the Buyers search. This compensation is deemed to be earned and payable in full at the closing of the purchase.

5. Fair Housing and Equal Opportunity:

In accordance with federal, state and local fair housing laws, Broker shall provide services pertaining to this agreement and present properties to Buyer without discrimination on the basis of race, color, national origin, disability, familial status, religion, or sexual orientation.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone #: _____

Agent Signature: _____ Date: _____