

Buyer's Initials -

EXCLUSIVE AGENCY RIGHT TO REPRESENT BUYER

EQUAL HOUSING

Connecticut law prohibits a real estate broker or salesperson from representing or negotiating on behalf of a buyer unless a buyer signs a written agreement to allow the broker or salesperson to act on buyer's behalf.

١.		clusive Agency Right Appointment.		AGREEMENT#						
	Buy									
		points Broker	D and Called and and	Control Control Control Control						
		uire an interest in suitable r	eal property							
	acceptable to Buyer.									
4 .	Ged	Geographical Area. This appointment is limited to the following areas of the State of Connecticut:								
										
5.		rm of Agreement.								
		s Agreement shall begin on	_and expire at midnight	t on	_·					
٠.		oker's Duties. Broker agrees:	~ ».							
		to attempt to locate a property acceptable to Buy								
		to negotiate terms and conditions agreeable to B								
		to assist Buyer in the purchase or exchange of a to act in Buyer's interest regarding the location, p		a proporty						
		yer's Duties. Buyer agrees:	urchase or exchange or	a property.						
).		to tell Broker about all past and current contacts v	with any roal proporty or	any other real estate agen	to:					
		to utilize Broker exclusively in discovering and fol								
	(D)	any other real estate brokerage firm;	lowing up leads of infor	mation about a property not	III DIOKEI OI					
	(c)	to cooperate with Broker and be reasonably avail	able to examine real pro	operty:						
	(q)	upon request, to give Broker financial and person	able to examine real pro	Ruver's needs and ability t	to nurchase.					
 (e) to schedule all appointments to see a property listed with any other real estate brokerage firm exclu through Broker; and 										
	(f)		hase a property							
S .		her Terms and Conditions.	nace a property.							
•		Buyer agrees that Broker may represent other bu	vers and show other bu	vers the same properties B	roker shows					
	(5)	to Buyer.	, 0.0 0.10 0.10 11 0.110 1 0.11	, 5.5 m. 5 5 m. 6 p. 6 p. 6 m. 5 2						
	(b)	Broker may share and disclose information about	Buyer with other agent	s who offer real property for	r sale.					
		Buyer understands that this Agreement is an exc								
	` '	Right to Represent Buyer Agreements signed by								
		currently bound by any exclusive agreement with								
		Buyer would possibly be liable for the payment of								
		exclusive agreement with any other broker unless	s this Agreement has te	rminated.						
	(d)	This Agreement may be terminated if the followin	g conditions are met:							
	` '	 i. the Agreement expires; or 								
		ii. Buyer and Broker agree to terminate this A								
	(e)									
		without incurring the obligation to pay a professio		r, provided Broker did not s	how or					
		introduce the "For Sale By Owner" property to Bu	yer.							
7.		TICE: THE AMOUNT OR RATE OF REAL ESTA								
	IS S	SET BY EACH BROKER INDIVIDUALLY AND MA	AY BE NEGOTIABLE E	BETWEEN YOU AND THE	BROKER.					
	Buy	yer agrees to the following compensation arrar RETAINER FEE.	igement: (Any Section	not tilled in is inapplicable)						
	(0)	Buyer will pay Broker a non-refundable Retainer	Foo of ¢	due and payable when I	Buwar ciana					
	(a)	this Agreement.	гее 0i ф	, due and payable when i	buyer signs					
	(h)	Broker will will not apply this Retainer Fee	toward the payment of	any Professional Service F	on that					
	(D)	Broker will earn under this Agreement.	toward the payment of	any Professional Service P	ee mat					
		PROFESSIONAL SERVICE FEE.								
	Ш (а)		anal Service Fee if (i) du	ring the original term of this	Agreement					
	(a)	or any extension, Buyer enters into a contract to								
		Buyer that is not a property "For Sale By Owner"								
		Buyer enters into a contract to purchase, purchase								
		Agreement or any extension expires or is terminal	ited if the property was	shown or specifically introdu	iced by					
		Broker to Buyer during the original term or any ex		s or opcomodity introdu	acca by					
	(b)	Broker's Professional Service Fee shall be S	(or \	of the					
	(~)	Broker's Professional Service Fee shall be \$\square\$ \$purchase price of the property purchased by Buy	er, or of the value of a n	roperty obtained by Buver i	n an					
		exchange.	- , -: -: -:- · · · · · · · · · · · · · · ·		 -					
										

Broker's Initials ---

	(c)	Broker will make every effort to o	btain the above Profe	ssional Service F	ee from the Seller, the Listin	g Agent or out				
		of the transaction. Buyer authorized Seller Listing Broker	<u> </u>	payment of Broke	er's fee from:					
	(4)	If Broker is unable to obtain the a		rvice Fee as elec	ted above Buyer D will	will not nav				
	(u)	such fee to Broker. If Broker rece								
	<i>(-</i>)	Agreement, Buyer agrees that Br	oker may accept that	amount as Broke	r's fee.					
	(e)	If Buyer avoids or attempts to avoid Broker the Professional Service F		under this Agreei	ment, Buyer shall be obligate	ed to pay				
	(f)	The Professional Service Fee is o	due no later than the							
		The obligation to pay a fee will au				fer of title even				
8.	if this date occurs after the term of this Agreement or any extension expires. Statements Required By Law.									
		Lien Rights. The Real Estate Br		to certain lien righ	its pursuant to Subsection (d	d) of Section				
	(h)	20-325a of the Connecticut Gene		acticut General St	tatutae prohibitina discrimina	ation in				
	(D)	commercial and residential real e			ticut General Statutes prohibiting discrimination in .S. Title 46a, Chapter 814c).					
		IT IS UNLAWFUL UNDER FEDERA	L AND/OR STATE LAV	V TO DISCRIMINA	TE ON THE BASIS OF RACE,					
		COLOR, NATIONAL ORIGIN, ANCE OF INCOME, LEARNING DISABILIT	ESTRY, SEX, SEXUAL TY MENTAL RETARDA	ORIENTATION, MA	ARITAL STATUS, AGE, LAWF STATUS AND MENTAL OR PL	UL SOURCE				
		DISABILITY.	i i, mentae netano	ATTOM, I AMILIAL V	TATOO AND MENTAL ON T	TOTOL				
9.		JAL AGENCY CONSENT	anaconto colloro in co	مرمين المالية المالية						
		Buyer understands that Broker re Buyer agrees that Broker may rep			ourchase and sale of a prope	erty currently				
	(~)	listed with Broker or listed with Br	roker in the future, and	d that Broker will b	be the agent of both the Buy	er and a seller.				
		In that event, Buyer consents to a		sent to a possible	dual representation with all	Sellers that the				
	(c)	Broker now represents or may re In the event of a dual representat		ker shall not be re	equired to and shall not discl	lose to either				
	(-)	Buyer or a Seller any personal, fir	nancial or other confid	dential information	n to such other party without	the express				
		written consent of the party whos defects which are known to Broke								
		disclose by law.	el of blokel 5 lilli alic	i otilei illioillatioi	I DIOKEI OI DIOKEI S IIIII IS I	equired to				
	(d)	Broker may not disclose:								
		(i) to the Buyer that a Seller will by a Seller;	accept less than the	asking price unles	s otherwise instructed to do	so in writing				
		(ii) to a Seller that the Buyer can	or will pay a price gre	eater than the pric	e submitted in a written offe	r to a Seller				
unless otherwise instructed to do so in writing by the Buyer; (iii) the motivation of Buyer or a Seller for buying or selling unless otherwise instructed in writing by the										
		party; or	Selier for buying or se	lling unless other	vise instructed in writing by t	ine respective				
		(iv) that Buyer or a Seller will agree to financing terms other than those offered unless instructed in writing by the								
	(0)	anuica, including listed and a	ald proportion							
	(e)	Property information available thr which has been requested by eith	rough the multiple list her the Buver or a Sel	ng service or othe ler, mav be disclo	erwise, including listed and subset to both Buver and a Se	ller.				
	(f)	Broker agrees to make every rea	ain impartial to Bu	yer and any Seller client and	d to facilitate a					
mutually agreed upon sale between Buyer and Broker's Seller client. (g) Broker agrees to immediately inform Buyer when Broker is showing Buyer a Seller client's										
	(9)	(g) Broker agrees to infinediately inform bayer when broker is showing bayer a belief dient's property.								
10.General Considerations. Buyer and Broker both understand that this is a binding agreement and either party										
	ent	force its rights under this Agreeme rson who takes over his/her rights	ent in a court of law or or obligations under t	in arbitration aga	inst the other party or agains	st any other or arbitration				
		enforce his/her rights under this A								
	his	/her costs and expenses, including	g attorney's fees.							
		er has questions concerning this tra								
		property, tax considerations, property tax considerations, property with an attorney, a tax advisor, a				uyer should				
		-		-	_					
Bu	yer a	acknowledges that he/she has read al	I of the above and has r	eceived a copy of th	is Agreement.					
Buy	er Si	gnature	Date	Broker/Agency Nam	ne					
_										
Stre	eet	City/State	Zip	Street	City/State	Zip				
Buy	er Si	ignature	Date	Authorized Agent Sign	gnature Da	ate				

Street BUYEXART 4/00 City/State

Zip

Authorized Agent Signature

Date