

EXCLUSIVE RIGHT TO REPRESENT AGREEMENT

Buyer _____ [hereinafter called "Client"]
hereby retains _____ [hereinafter called "Broker"]
represented by _____ ["Salesperson/Associate Broker"] to assist Client in
locating and/or negotiating for the purchase of real property, a general description which is
provided below. The terms and conditions of this Agreement are as follows.

1. AGREEMENT PERIOD

This Agreement begins upon signing and ends at midnight on _____, 19____ or
upon the closing of a property purchased in accordance with this Agreement.

2. BROKER'S OBLIGATIONS

Broker agrees to: [a] Use diligence in locating a property on price and terms acceptable to Client; [b] Use professional knowledge and skills to negotiate for Client's purchase of the property; [c] Assist Client throughout the transaction and act in Client's best interest at all times; [d] Present purchase offers to the seller or to the seller's agent if a written authorization granting exclusive authority exists; [e] Assist Client in obtaining financing and in researching financing alternatives.

3. CLIENT'S OBLIGATIONS

During the term of this Agreement, Client agrees:

[a] To provide to Broker upon request:

[i] the general nature, location requirements and preferred terms and conditions,
which Client is seeking in connection with the acquisition of desired property; and

[ii] relevant personal and financial information to assure Client's ability to obtain
financing;

[iii] Client agrees to work exclusively with Broker and not with other real estate
brokers, salespersons or owners, with respect to viewing properties and agrees to refer to
Broker all inquiries in any form from any other real estate broker, salesperson, prospective seller
or any other source; and

[iv] conduct in good faith all negotiations for property, exclusively through Broker.

[b] To compensate Broker if Client or any other person acting on Client's behalf buys,
exchanges for, obtains an option on, or leases real property. The compensation shall be
\$ _____ or _____ % of the purchase price of the property or _____ % of
the aggregate rental of the lease and all options as exercised or \$ _____, which
sum shall become due and payable when Broker brings about a meeting of the minds between
Client and the seller/lessor.

If the property is listed with a real estate company or licensee, Broker will accept
a fee equal to the fee being offered to cooperating agents, but in no event less than the amount
set forth above. If such fee, or any portion thereof, is paid by the seller/lessor or the
seller's/lessor's agent as a convenience of the transaction, Client will be credited by Broker for
the amount so paid.

[c] Client acknowledges that if within _____ months of the termination of this
Agreement, with or without the services of a licensed agent, Client buys, exchanges for, obtains
an option on, or leases real property shown to Client by Broker during the term of this
Agreement, compensation as set forth in this Agreement shall be applicable and Client shall pay
such fee to Broker, provided however, that if during such protection period a valid exclusive
buyer agency agreement is entered into with another real estate broker, any payments made
thereunder for said transaction may be credited against the sums otherwise due and owing
pursuant to this Agreement.

4. ADVICE ON TECHNICAL MATTERS

Broker will not counsel Client on legal matters, home inspections, public health, surveying, tax,
financial or other technical matters which are outside of the scope of the Broker's expertise.
Broker has recommended to Client that Client seek the advice and counsel of qualified experts
in connection with the physical condition of the property, its state of repair, water, termite, radon,
lead and similar tests and as to legal matters with respect to the property. Client hereby
acknowledges that it is Client's sole responsibility for obtaining such services and for retaining
any experts which Client chooses to obtain.

5. FAIR HOUSING

Broker is committed to compliance with all laws as well as the philosophy of fair housing for all
people. Broker will present properties to Client in full compliance with local, State and Federal

Fair Housing laws against discrimination on the basis of race, color, religion, sex, national origin, handicap, age, marital status and/or familial status, children or other prohibited factors.

6. IN-HOUSE SALES

If the Broker has an agency relationship with a buyer (buyer's broker), and that buyer expresses interest in property owned by a seller who also has an agency relationship with the Broker (seller's broker) a conflict has arisen.

The Broker shall immediately advise both the buyer client and the seller client of the pertinent fact that a dual agency situation has arisen, and that the following options are available:

[1] **The Broker and Buyer could dissolve their agency relationship.** The Buyer may then seek to retain another broker, and/or an attorney, or may represent (her) himself. This would release the Buyer from any broker contract which was entered into with the Broker. The Broker may continue to act as agent for the Seller.

[2] **The Broker and the Seller could dissolve their agency relationship.** The Seller may then seek to retain another broker, and/or an attorney, or may represent (her) himself. This would release the Seller from any listing agreement which was entered into with the Broker. The Broker may continue to act as an agent for the Buyer.

[3] **With full and informed consent, the Buyer and Seller may elect to continue with the brokerage firm serving as a consensual dual agent, which is the exception to the general rule that agents serve one principal.** As a dual agent, the firm has a duty of fairness to both principals. By mutual agreement the Buyer and Seller may identify a "designated agent" who are separate individual agents within the firm to represent each of their interests individually. For example (a) the licensee who signed the Buyer as a principal of the brokerage firm may be the designated agent for the Buyer and negotiate on behalf of the Buyer principal and (b) the licensee who signed the Seller as a principal of the firm may be identified as the designated agent for the Seller to act on behalf of the Seller principal. In either case, the brokerage commission will be paid by the Seller in accordance with the listing agreement with the Seller, unless different arrangements have been negotiated.

As a dual agent, the firm cannot furnish undivided loyalty to either party. The firm has a duty of fairness to both principals and a duty not to disclose confidential information given to one principal to the other principal, such as the price one is willing to pay or accept. Such information may already be known to the firm and its agents. If the information is of such a nature that the firm cannot fairly give advice without disclosing it, the firm cannot properly continue to act as a dual agent. As a designated agent, each agent functions as a single agent giving undivided loyalty to their respective clients.

The Buyer, Seller and Broker shall memorialize the option of their mutual choice by executing a statutory disclosure notice and, if applicable, a designated agent agreement. If there is no mutual agreement, the proposed transaction between Buyer and Seller shall not be pursued.

7. OTHER POTENTIAL BUYERS

Client understands that other potential buyers may consider, make offers on or acquire through Broker, the same or similar properties as Client is seeking to acquire. Client consents to Broker's representation of such other potential buyers before, during and after the expiration of this Agreement.

8. PURCHASE OFFER MONEYS

In the event Client provides to Broker a check for purchase offer moneys, Client hereby instructs Broker to hold said check pending acceptance of the offer and to deliver or deposit said check when, as and if an offer made by Client has been accepted by Owner. If Broker is also agent of the Owner, Client acknowledges that upon acceptance of Client's offer and deposit of such funds, that Broker will be acting as agent of both the Owner and Client with respect to such moneys and will release such moneys only as follows:

- [a] upon direction of Client and Owner; or
- [b] to an attorneys' escrow account maintained by Owner's attorneys; or
- [c] deposit same with the Clerk of the Supreme Court in the County in which the property is located, pursuant to an interpleader petition.

9. ADDITIONAL TERMS

[a] Upon request by Broker, Client agrees to provide a signature acknowledgement to a listing of properties shown to Client by Broker during the term of this Agreement.

[b] This document and any Addendum hereto, contains the entire agreement of the parties and supersedes all prior agreements or representations which are not expressly set forth herein between these parties.

[c] This agreement may be modified only in writing, signed and dated by both parties. Client acknowledges that Client has not relied on any statements of Broker which are not herein expressed.

10. PROPERTY

TYPE OF PROPERTY: []..Residential []..Residential Income []..Commercial []..Industrial [].. Vacant Land [].. Other_____

GENERAL NATURE OF PROPERTY:_____

LOCATION:_____

PRICE RANGE:_____

PREFERRED TERMS:_____

POSSESSION:_____

OTHER REQUIREMENTS:_____

The undersigned Client acknowledges that [he] [she] has thoroughly read and approved each of the provisions contained herein and acknowledges receipt of a copy hereof.

THIS IS A LEGAL AND BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, PLEASE CONSULT YOUR ATTORNEY

_____, client [Broker]
Date: _____, 20____ By: _____

Date: _____, 20____

Date: _____, 20____