

buyer representation AGREEMENT

The undersigned _____ hereinafter referred to as Buyer, hereby employs Village Real Estate Services, Broker, as Buyer's **Exclusive Agent** **Non-Exclusive Agent** to locate property(ies) for Buyer's purchase, lease, exchange or option (collectively "purchase") during the term of this agreement, and to advocate the Buyer's interests in the negotiations of terms and conditions of any such purchase. This agreement begins on this date January 1st, 2008, and terminates at midnight of December 31st, 2008, or at closing of any purchase under this agreement, if such occurs earlier.

type of property sought by buyer:

general description: _____

size: _____

location: _____

price range & terms: _____

broker agrees:

To use all diligence in locating property(ies) which meets Buyer's requirements and approval; to act on behalf of Buyer in any negotiations for the purchase of property(ies) acceptable to Buyer; to use professional knowledge and skills in assisting the Buyer throughout the transaction; and to exercise all duties to the Buyer as set forth in the initial agency disclosure, including the duties common to all consumers as well as those duties reserved for Agent-Buyer relationships.

buyer agrees:

To furnish Broker, on a timely basis, any necessary personal and/or financial information to assist Broker in locating the desired property(ies) and to ensure Buyer's ability to purchase;

Exclusive Agent

To authorize Broker to negotiate for a fee paid by the Seller and /or Seller's Agent, the payment of which will be fully disclosed to Buyer. If a fee is not offered or paid to Broker, as could occur, for example, in the purchase of an unlisted property, Buyer agrees to pay Broker \$.00, Broker's fee is earned at the signing by both parties of an agreement to purchase any property (ies) as describe above and is due at the closing of any such transaction. In the event that Buyer defaults on performance of a valid contract for sale, lease, exchange or option, Broker's fee will be due on the date of default.

Non-Exclusive Agent

To authorize Broker to negotiate for a fee paid by the Seller and/or Seller(s) Agent, the payment of which will be fully disclosed to Buyer(s). If a fee is not offered or paid to Broker, as could occur, for example, in the purchase of an unlisted property, Buyers agrees to pay Broker \$ _____ . Broker's fee is earned at the signing by both parties of an agreement to purchase any property(ies) as describe above THROUGH THE EFFORTS OF BROKER and is due at the closing of any such transaction. In the event that Buyer defaults on performance of a valid contract for sale, lease, exchange or option, Broker's fee will be due on the date of default.



VILLAGE REAL ESTATE SERVICES®
find your place

To pay to Broker the sum of Two hundred and no/100 (\$200.00) Dollars, which represents Village processing fee on properties priced at or above \$125,000, or the sum of One Hundred and no/100 (\$100.00) Dollars on homes priced at or below \$124,999. This fee will be debited on the Hud-1 settlement Statements. This fee is charged on conventional loans, bank loans and cash transactions only.

NOTICE: Real estate fees are not fixed by law. They are set by each Broker individually and are negotiable between Buyer and Broker. The payment of any fee by Seller will not make Broker either the Agent or Sub-Agent of Seller.

Properties specifically exempted from this agreement: _____

Properties specifically included in this agreement: ALL HOMES SHOWN BY STEPHANIE CRAWFORD OR REP.

For sale by owners All multiple listing properties Non-multiple listing properties

Information, which the Buyer authorizes broker to disclose, which might otherwise be confidential: _____

Other terms/conditions: AGENT AGREES TO PROVIDE APPLICABLE \$750 ADVANTAGE INCENTIVE. BUYER TO CHOOSE SPECIFIC INCENTIVES AT A LATER DATE.

buyer's authorization for changes in agency status:

In the event a change in Broker's agency status is needed or necessary to protect Buyer's interests in a transaction (Buyer's should initial agreement with each provision below):

_____ Client hereby authorizes Managing Broker to appoint STEPHANIE LAWRENCE-CRAWFORD as Designated Agent for the Buyer to the exclusion of any other Licensees associated with Broker. A Designated Agent for the Buyer can and will continue to advocate the Buyer's interest in a transaction even if a Designated Agent for the Seller is also associated with Broker.

_____ Client hereby authorizes the managing broker, if necessary, to appoint a Licensee, other than the Licensee named as Designated Agent for the Buyer, to the exclusion of any other Licensees associated with Broker.

_____ Client hereby authorizes Broker to default to Facilitator status (representing the interest of neither the Seller nor the Buyer) in any property showings, negotiations or transactions in which the Broker may also have a representation agreement with the Seller. As a Facilitator, Broker and Broker's Associated Salesperson can assist the parties and provide information (but no advice) in subsequent negotiations in that transaction.

If a change in agency status occurs, Buyer will be immediately notified of such change.

Expert Assistance: While Broker has considerable general knowledge of the real estate industry and real estate practices, Broker is not an expert in matters of law, taxation, financing, surveying, structural conditions, hazardous materials, engineering, etc. Buyer acknowledges Broker's advice to seek professional assistance and advice as needed in these and other areas of professional expertise. If Broker provides names or sources for such advice or assistance, Broker does not warrant or guarantee the services and/or products obtained by Buyer.

Buyer: _____ date: _____

By: _____

Broker/AGENT
Stephanie Lawrence-Crawford

Buyer: _____ date: _____

Date: _____