



Non-Exclusive Limited Buyer Assistance Agreement



Broker: _____ ("Broker")

Broker's Address: _____

Client: _____ ("Client")

Client's Address: _____

1. Broker will assist Client in purchasing real estate as described in Paragraph 5 as a limited agent.
2. Broker's services shall include consulting with Client regarding the desirability of particular properties and the availability of financing; formulating acquisition strategies; and negotiating purchase agreements.
3. Broker is providing services to Client as a non-exclusive agent.
4. Client acknowledges that Broker is not acting as and will not carry out duties of an attorney, tax advisor, surveyor, appraiser, environmental expert or structural or mechanical engineer or property inspector and Client should contact professionals on these matters.
5. Client desires to purchase real property meeting the following criteria (type, price range, geographical location, etc.):

_____ ("Desired Property").

6. Broker shall assist Client in purchasing real estate for _____ days.
7. In the event Client contracts to purchase the Desired Property through the services of Broker, Client will pay Broker a Commission equal to _____% of the purchase price. The Commission is due and payable upon closing. The Commission shall apply to any purchase agreements executed during the term of this Agreement, or during any extension of this Agreement. The Commission will also apply to purchase agreements executed within _____ months after the expiration or other termination of this Agreement, if the property acquired was presented to Client through the services of Broker. If the seller fails to close with no fault on the part of Client, then the Commission shall be waived. If the transaction does not close because of any fault on the part of the Client, the Commission shall NOT be waived and shall become immediately due and payable. Client will receive a credit against any amount owed to Broker for any commission paid to Broker by a seller or a cooperating broker.
8. Client acknowledges Broker may represent other clients desirous of purchasing property similar to the Desired Property and waives any claims of conflict of interest or breach of fiduciary duty. Client also acknowledges Broker will not disclose to Client confidential information of other clients.
9. Client and Broker agree as follows:

Yes No

- | | | |
|-------|-------|--|
| _____ | _____ | A. Broker may act as a dual agent with Client and a seller. |
| _____ | _____ | B. Broker will suspend limited agency with Client when representing a seller. |
| _____ | _____ | C. Broker will act as a transaction coordinator if Client desires to purchase a property listed by Broker. |

10. It is agreed by Broker and Client, parties to this Agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status, marital status, height or weight by said parties in respect to the purchase of the Desired Property is prohibited.
11. Client is not relying on Broker to determine the suitability of any Desired Property for the Client's purposes or regarding the environmental or other condition of the Desired Property.
12. Other. _____

13. Client has read this Agreement and acknowledges receipt of a completed copy of this Agreement.

BROKER:

CLIENT:

Accepted by: _____

For: _____

Date: _____

Date: _____