



EXCLUSIVE AGENCY RIGHT TO REPRESENT BUYER CONTRACT
Greater Hartford Association of REALTORS®, Inc.



I/We (Buyer(s)) _____
appoint you (Brokerage Firm) _____

my/our _____ brokerage firm to assist me/us to locate and purchase or exchange real
me/us a _____ and as: _____
Name of brokerage representing the buyer (not the agent)
All buyers who will be signing the purchase contract must be included.

I/We warrant you about all past and current contacts with any real property and any brokerage a
effect. During the term of this Contract, I/we will use you as my/our exclusive broker in locating and purchasing or
exchanging real property as described above. _____ Initial

You must enter property type such as commercial, residential, single family, condo, multi family as well as location(s). Location can be one town, one county or multiple towns or counties. Can also be the state of CT or just a specific address. A buyer may have an Exclusive agreement with more than one broker if that broker is only representing the buyer(s) in a specific location and not the whole state. i.e. one Broker may represent a buyer in one county and another broker may represent the buyer in another town.

Buyer(s) must initial here confirming they are not already under representation agreement with another brokerage.

1 - Effective Date (beginning date) and End Date - Type in the beginning date this agreement goes into effect and the date the agreement will end.

Upon request, I/we will give you financial and personal information about my/our purchase share financial and other information about my/our purchase needs and abilities with other to you. I/we will permit to verify that I/we have to locate real property not available to me/us. You will presented by a real estate able to examine real property. ers and tenants who are interested in the same real property. to third parties.

7. I/We will refer questions concerning the legal title to property, tax considerations, property condition and inspection, building code and zoning compliance, engineering, square footage and acreage, and the uses or planned uses of neighboring properties to my attorney, tax advisor, building inspector, appropriate government agency, or other appropriate professionals.

8. I/We understand and agree that you may also be a seller's agent for the real property covered by this Contract because I/We am/are interested in property listed with your Firm. In that event you would be a dual agent, representing both me/us and the seller. You will promptly disclose all relevant information to me/us and give me/us any disclosure notices and consent agreements required by law, for my/our rev to take under the circumstances.

Buyer(s) must initial if they consent to audio and/or video recording.

9. I/We have the right to advise a seller in writing that know the site of a homicide, other felony or suicide is important to my/our decision to purchase the property.

10. I/We acknowledge that I/we may be recorded on audio and/or video surveillance or otherwise transmitted and/or recorded by means of electronic devices when I/we enter or visit real property in connection with this Contract. I/We acknowledge that you may not be aware of the presence of any such devices in any real property that I/we may view.

I/We consent to any such audio and/or video surveillance, recording or transmission. [] Initials

11. Buyer(s) agrees to indemnify and hold Broker, its agents, successors demands or damages related to or arising from the Seller's use of electr video or both at the Property. [] Initials

(12) Service Fee - You must enter a percentage (%) or dollar amount (\$). Broker fee must be filled in.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.
Buyer(s) must initial.
customary or industry standard real estate broker fee or compensation.

12. Your professional service fee is \$ _____ or _____ % of the agreed upon purchase price or exchange value, or [APPLIES ONLY IF FILLED IN] _____.

You agree to request all or any part of your professional service fee from the seller or listing agency. You may not receive compensation from any source that exceeds the amount or rate agreed to herein. I/We will pay all or any part of your professional service fee that is not paid by the seller or listing agency if and when:

- (a) I/We enter into a contract for the purchase or exchange of real property during the term of this Contract and all material conditions have been met, or are subsequently met after the expiration of the term of this Contract; or
(b) I/We purchase or exchange real property covered by this Contract during the term of this Contract.

All buyers signing must initial and date. Listing broker's auth. rep(s) must initial and date.

(c) Not (a) and (b), I/we shall not be obligated to pay you a professional service fee if I/we property which is not listed with a real estate broker or salesperson.

(Auth. Rep.) Initial _____ Date: _____ Buyer(s) Initial _____ Date: _____

(13) Retainer Fee – If a retainer fee is being charged, this field must be filled in.

13. [APPLIES ONLY IF FILLED IN.] I/We will pay you a non-refundable retainer fee of \$ _____, due and payable when you sign this Contract, to be applied to any professional service fee that you earn under this Contract; or an hourly professional service fee of _____ upon receipt of your bill.

14. You will search diligently for a home for me/us re _____ compensation to buyer brokers from Seller(s) and/or listing brokerage.

(13) Hourly Service Fee – Fill in only if applicable.

15. [APPLIES ONLY IF FILLED IN] OTHER: _____

16. I/We received a copy of this Contract.

_____ against me/us, or against my/our heirs, administrators, executors, and assigns. _____ attorneys' fees which you may incur to collect any monies due you under this Contract. _____ waived or discharged only by a written agreement between the parties.

_____ but General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).

IT IS UNLAWFUL UNDER FEDERAL AND OR STATE LAW TO DISCRIMINATE ON THE BASIS OF COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, GENDER IDENTITY OR EXPRESSION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, FAMILIAL STATUS, LEARNING DISABILITY, MENTAL DISABILITY, STATUS AS A VETERAN, STATUS AS A VICTIM OF DOMESTIC VIOLENCE, ERASED CRIMINAL HISTORY INFORMATION, STATUS AS A VICTIM OF SEXUAL ASSAULT OR STATUS AS A VICTIM OF TRAFFICKING IN PERSONS.

Fair Housing Statement:
Be sure to explain the fair housing notice to your Buyer(s) and have them initial.

I/We read and understand this section: All Buyers Initial _____

THE REAL ESTATE BROKER MAY BE ENTITLED TO CERTAIN LIEN RIGHTS PURSUANT TO SECTION 30-295 OF THE CONNECTICUT GENERAL STATUTES.

Execution by Electronic Methods. The parties agree that they may enter into this Contract (hereto) via email. This consent applies only to this transaction, and either party may withdraw in writing, but such withdrawal will not affect the validity or enforceability of this Contract (once it has been entered into. Email, and retention of and access to email records, requires a certain type of software.

Execution by Electronic Methods:
This paragraph is to agree that the buyers will allow communication via email (electronic methods) or in writing. The authorized representative inserts their email address and the email address(es) of all the buyers who are signing this agreement.

Broker (Auth Rep.) email address: _____

Buyer(s) email address: _____

If any party changes its email address it will promptly notify the other party of the new email address.

Brokerage Firm: _____ Buyer _____ Date _____

By: (Auth Rep.) _____ Date _____ Buyer _____ Date _____

Address: _____ Address: _____

The buyer(s) must sign and date and include their address. Enter the name of your brokerage firm and full address. You must make sure you have also initialed, signed and dated the agreement. All buyer(s) MUST receive a copy of the fully executed agreement at the time it is signed.