



Transaction Broker *Buyer Agreement*

Property Type. _____

1. Exclusive. Buyer agrees to work exclusively with Broker in locating properties and making offers during the term of this agreement and in return Broker will provide agreed upon real estate services to Buyer *without* charge.

2. No Charge. Buyer gives permission for Broker to receive payment entirely from seller or seller's broker and does not owe Broker any compensation.

3. Cancellation and Term. This exclusive agreement begins on _____, 20__ and will continue until 11:59pm _____, 20__ or through closing for any properties acquired. Both Buyer and Broker understand that this exclusive agreement may be cancelled by either party upon delivery of written notice.

4. Services. Buyer will be supplied property information from the local MLS, if available, and Broker's other sources of property information. As long as this agreement is in effect Broker will assist Buyer in writing offers to purchase and assist through closing.

5. Limitation. Broker recommends that Buyer obtain expert assistance on matters outside Broker's expertise. Buyer consents for Broker to assist other buyers in locating and making offers on the same or similar properties

6. Responsibility. Broker will act in compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and Rules, other applicable local, state, and federal laws and regulations and professional requirements of the Realtor® Code of Ethics.

7. Brokerage Relationship. Broker is providing professional real estate services as Transaction Broker without creating an agency relationship.

9. Potential Conflict of Interest. Broker [] Does [] Does NOT have a material interest or relationship of a business, personal, or family nature that could be a conflict:

10. Receipt. Buyer acknowledges receipt of a written copy of *Broker Duties*.

Buyer Signature Date

Buyer Signature Date

Brokerage Signature Date



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