



TRANSACTION BROKER BUYER AGREEMENT

1. Exclusive Agreement. Brokerage and _____ Buyer agree that real estate services will provided through Transaction Brokerage without an agency relationship. Buyer agrees to work solely with Brokerage in locating, negotiating and offering to purchase any real property during the term of this Agreement.

2. Designated Broker. Brokerage appoints _____ as the designated broker to provide exclusive real estate services under this Agreement

3. Compensation. Permission is granted for Brokerage to seek compensation solely from the Seller or Listing Broker and Buyer, unless otherwise agreed, is not obligated to compensate Brokerage.

4. Property. Property sought shall substantially meet the following requirements, or otherwise be acceptable to Buyer

5. Term. This Agreement shall begin _____, 20__ and shall continue until 11:59pm _____, 20__ or through closing date for properties acquired under this Agreement. This Agreement may be cancelled upon delivery of formal written notice to the other party.

6. Brokerage Services. Buyer will be supplied property information from the local Multiple Listing Service and Brokerage's other sources of property information. Brokerage will assist Buyer in completing a written offer to purchase, in gaining seller's acceptance, and in assisting with the transaction through closing.

7. Professional Duty. Brokerage owes compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico real estate license law and other applicable local, state, and federal laws and regulations.

8. Other Potential Buyers. Buyer agrees that its designated broker can assist other buyer clients in seeking the same or similar real properties that Buyer is intending to acquire.

9. Recommendation of Additional Professional Assistance. Brokerage advises Buyer to obtain expert assistance on matters which are not within the expertise of the Buyer or designated broker.

10. Other _____

Buyer Signature Date

Buyer Signature Date

Brokerage Signature Date



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