

Keller Williams Realty Buyer Representation Agreement

Buyer: _____

Broker: Keller Williams Realty

Type: Residential Commercial Other

Market Area: _____

Term: Commencing _____, 200__ and ending on _____, ____.

After reading the *Information About Brokerage Services* provided by Broker, Buyer has chosen to have Broker represent Buyer. By signing below, Buyer appoints Broker as Buyer's agent for the Term shown, granting to Broker the exclusive right to represent Buyer in the purchase of property suitable to Buyer, of the Type and in the Market area above described. By signing below, Broker accepts this appointment. The following constitutes the terms and obligations of both parties to this agreement.

Broker's Obligations:

- To use Broker's best efforts to locate and submit property meeting Buyer's criteria,
- To represent the interests of Buyer and assist in all phases of the buying process, and
- To abide by all applicable laws, rules, and regulations, including the National Association of Realtors® Code of Ethics.

Buyer's Obligations:

- To advise all other parties of Broker's exclusive representation of Buyer,
- To conduct all purchase negotiations for property in the Market Area through Broker, and
- To make all reasonable efforts to abide by the terms of the executed purchase contract.

Intermediary Relationship: In the event Buyer wishes to purchase a property listed by Broker, Buyer authorizes does not authorize (mark only one) Broker to act as Intermediary pursuant to the Texas Real estate License Act. In this event, both Buyer and Seller must consent for Broker to act as Intermediary. If either Buyer or Seller does not authorize Broker to act as Intermediary, then that specific property will be excluded from this agreement.

Initialed for Identification by Buyer _____ and Broker _____

Broker's Fee: For these services, Broker will be paid a fee at closing equal to _____ percent of the purchase price. If the Seller's offer of the listing price does not include an amount sufficient to cover Broker's Fee, then Buyer agrees to raise Buyer's offer to include Broker's Fee being paid by Seller. Any additional fees paid or agreed to be paid by Buyer to Broker () will () will not (choose one) be credited to Broker's Fee at closing.

Termination: This agreement terminates at 11:59 p.m. on the last day of the Term, unless, prior to that time, Buyer has entered into a contract to purchase property covered by this agreement. If Buyer is under contract, then this agreement will continue in effect until closing of that contract.

Mediation: If a dispute arises concerning this agreement and cannot be resolved through good faith negotiations, then both parties agree to submit the dispute to mediation. If mediation becomes necessary, the parties will choose a mutually acceptable mediator and will share equally in the cost.

Addresses and Phone Numbers: Each party provides their respective addresses and phone numbers below and agrees to inform the other promptly of any changes.

Buyer:

Broker:

Keller Williams Realty

1927 Lohman's Crossing, Suite 102
Austin, Texas 78734

Phone 1: _____

Phone 2: _____

Fax: _____

Phone 1: _____

Phone 2: _____

Fax: _____

Broker cannot give legal advice. This is intended to be a legally binding agreement. READ IT CAREFULLY. If you do not understand the effect of this agreement, consult your attorney BEFORE signing.

Buyer:

Date

Date

Broker:

Keller Williams Realty

By: _____
Date

Initialed for Identification by Buyer ____ and Broker ____