



EXCLUSIVE RIGHT TO REPRESENT BUYER CONTRACT

Greater Hartford Association of REALTORS®, Inc.



I/We (Buyer(s)) John Smith,
appoint you (Brokerage Firm) Wallace-Tustin Realty
as my/our exclusive representative to assist me/us to locate and purchase or exchange real property acceptable to me/us and generally described as:

I/We will tell you about all past and current contacts with any real property and any brokerage agreements currently in effect. During the term of this Contract, I/we will work exclusively through you in locating and purchasing or exchanging real property.

I/We and you agree that:

- 1. This Contract is in effect from ... through and including ...
2. I/We will cooperate with you. Upon request, I/we will give you financial and personal information about my/our purchase abilities and needs. I/We will be reasonably available to examine real property.
3. You will use reasonable efforts to locate real property and assist me/us in the purchase or exchange of the real property on terms and conditions acceptable to me/us.
4. You may share financial and other information about my/our purchase needs and abilities with other agents who offer real property to you.
5. You may represent other buyers and tenants who are interested in the same real property.
6. You may disclose my identity 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 review and signature and discuss the appropriate course of action to take under the circumstances.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

- 9. For a purchase or exchange of real property, your service fee is ... of the agreed upon purchase price or exchange value, or [APPLIES ONLY IF FILLED IN] ... Your service fee applies to any real property which is purchased or exchanged, whether or not such real property is listed, for sale or lease by owner, or located by me/us. You agree to request all or any part of your service fee from the seller or listing agency. I/We will pay all or any part of your service fee that is not paid by the seller/I 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.
10. [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 service fee that you earn under this Contract; or an hourly service fee of ... upon receipt of your bill.
11. [APPLIES ONLY IF FILLED IN] OTHER: ...
12. I/We received a copy of this Contract.
13. You may enforce this Contract against me/us, or against my/our heirs, administrators, executors, and assigns.
14. I/We agree to pay any costs and attorneys' fees which you may incur to collect any monies due you under this Contract.
15. This Contract may be modified, waived or discharged only by a written agreement between the parties.

This Contract is subject to the Connecticut 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 RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, MENTAL RETARDATION, MENTAL DISABILITY OR PHYSICAL DISABILITY OR FAMILIAL STATUS.

The real estate broker may be entitled to certain lien rights pursuant to subsection (d) (and subsections e-q) of section 20-325a of the Connecticut General Statutes.

Execution by Electronic Methods. The parties agree that they may enter into this Contract (including any amendments hereto) via facsimile (fax) machine and/or email. This consent applies only to this transaction, and either party may withdraw such consent by fax or email or in writing, but such withdrawal will not affect the validity or enforceability of this Contract (or any amendments hereto) after it has been entered into. Faxing, and retention of and access to fax records, requires a fax machine or other appropriate fax technology. Email, and retention of and access to email records, requires a computer, internet account and email software.

Broker elects to use: X Fax: Fax number is: 860.644.3668 X Email: Email address is: wallace-tustin@snet.net
Buyer elects to use: Fax: Fax number is: Email: Email address is:

Brokerage Firm: Wallace-Tustin Realty Buyer John Smith Date
By: (Auth. Rep.) Wallace-Tustin Agent Date Buyer Date
No. & Street 1496 Sullivan Avenue No. & Street
City, State, Zip South Windsor, CT 06074 City, State, Zip