



BUYER'S BROKER EMPLOYMENT AGREEMENT

_____, hereafter referred to as "Client" hereby employ
_____ hereinafter referred to as "Agent" as his exclusive Agent to obtain for client
an acceptable property and transaction under the following conditions:

1. This Exclusive Right to Purchase shall begin as of _____, 20____ and terminate midnight on _____, 20____.
2. General requirements of the transaction and property to be obtained are:

3. Client, upon closing the transaction and property selected, will pay to agent the sum of \$_____ as an earned fee.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSION IS NOT FIXED BY LAW.
THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN
THE CLIENT AND BROKER

4. This is an Exclusive Right to Purchase for the purpose stated during her term hereof, and in consideration of this Exclusive Right, Agent will pursue diligently the location of an acceptable property, and negotiate for its purchase. Any purchase of property by the Client as outlined in Paragraph 2 herein whether located by agent or not, or disclosed to client by Agent during this Exclusive Right, will fall under the terms of this Exclusive Right to Purchase and the fee shall be payable whether or not client or any other person negotiate the transaction
5. In the event that, during the year following the termination of this Exclusive Right, Client purchases any property disclosed to him by Agent, Client will pay above fee to agent
6. Client authorizes Agent to originate purchase or exchange proposal in his behalf subject to client's final written approval.
7. This Exclusive Right may be cancelled by either party hereto upon presenting to the other party a sixty day written notice of intent to cancel. In the event Client has authorized out-of-pocket expenses by Agent, such expenses will be reimbursed on the day of termination

Agent Date

Client Date

Brokerage Address

Client Date

City State Zip

Address

Brokerage Telephone

City State Zip