



## BUYER/TENANT REPRESENTATION AGREEMENT

\_\_\_\_\_ (“Client”) appoints \_\_\_\_\_ (“Broker’s Associate”) and **Resident Realty** as Client’s exclusive agent and grants Broker’s Associate and Resident Realty (hereafter referred to together as “Broker”) the exclusive right to represent Client in buying or leasing Residential Property in \_\_\_\_\_ county(ies) (“Market Area”) for personal and/or investment purposes.

Broker’s authority as Client’s exclusive agent will be for those properties found and/or shown to Client on \_\_\_\_\_ (date). Client and Broker may extend this agency relationship by completing the following paragraph.

Broker’s authority as Client’s exclusive agent shall begin on \_\_\_\_\_ (date) & shall continue through \_\_\_\_\_ (date) **or** until Client has successfully purchased or leased a property **or** given written notice via email terminating this agency relationship.

Broker agrees to seek compensation from the Seller/Landlord and/or the Listing Broker of the property purchased or leased. In the event a commission is not offered by the Seller/Landlord and/or the Listing Broker, and Client desires that Broker and Broker Associate represent Client in the purchase or lease of said property, Client will pay Broker \_\_\_\_\_ (flat fee) or \_\_\_\_\_% of the final sales price or monthly lease price for said property (this paragraph need only to be completed if this situation arises).

During the term of this agreement, Broker is Client’s agent & shall represent the interests of Client in any negotiations for the purchase or lease of real property in the Market Area.

During the term of this agreement or after its termination, Broker may not knowingly disclose information obtained in confidence from Client except as authorized by Client or required by law.

Neither Broker or any of Broker’s associates, is responsible or liable for Client’s personal injuries or for any loss or damage to Client’s property that is not caused by Broker or Broker’s associates. Client will hold Broker and Broker’s associates harmless from any such injuries or losses including losses resulting from the transmission of any infectious disease, known or unknown. Furthermore, Client will indemnify Broker against any claims for personal injury or any loss or damage that Client may cause to others or their property. The reference to personal injury herein includes injury or loss resulting from the transmission of any infectious disease, known or unknown.

**BROKER’S ASSOCIATES CANNOT GIVE LEGAL ADVICE. THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. READ IT CAREFULLY. IF YOU DO NOT UNDERSTAND THE EFFECT OF THIS CONTRACT, CONSULT YOUR ATTORNEY BEFORE SIGNING.**

All parties acknowledge reading & understanding the agreement.

\_\_\_\_\_ Buyer(s) \_\_\_\_\_ Date

\_\_\_\_\_ Broker’s Associate, Resident Realty, LTD, License #9001563