



KELLER WILLIAMS[®]

R E A L T Y

BUYER REPRESENTATION AGREEMENT

Parties to this agreement and the parties' contract information are as follows:

Broker: Keller Williams Realty Clear Lake/NASA

Buyer Agent: _____

Address: 18050 Saturn Ln., Ste. 100

City State Zip: Houston, TX 77058

Phone: (281) 335-0335

FAX: (281) 335-0500

Buyer Client: _____

Address: _____

City State Zip: _____

Phone: _____

FAX: _____

Buyer Client appoints Broker as sole agent and exclusive agent and grants Broker the exclusive right to assist the Buyer Client in efforts to locate and acquire acceptable property within the market area: _____.
Buyer Client agrees to conduct all negotiations for the purchase of real property within the market area through the Broker or his agent (Buyer Agent). Or, this agreement shall pertain only to the property located at: _____
_____.

The Broker's Fee for services, if paid by the Seller, shall be in an amount as set forth in a separate agreement with Seller. The Broker shall seek such fee from the Seller or the Seller's agent. In the event the Seller or Seller's agent refuses to pay the Broker's fee, Broker will notify Buyer Client of such; whereupon, Buyer Client shall pay to Broker a fee equal to 3% of the gross purchase price. All amounts payable to Broker are to be paid in cash in Harris County, Texas.

This agreement shall commence on _____, 200____, and shall terminate at 11:59 p.m. on _____, 200____.

In the event Buyer Client becomes interested in a property that is listed by Keller Williams Realty Clear Lake/NASA, Buyer Client authorizes Broker to act as an Intermediary between the Buyer Client and Seller. The Broker will appoint the Listing Agent to communicate with, carry out instructions of and provide advice during negotiations to Seller and appoint the Buyer Agent to provide the same services to the Buyer Client. If Buyer Client wishes to acquire one of the Broker's listings that is serviced by the same agent that is servicing the Buyer Client under this agreement, that agent will act solely as Broker's Intermediary Representative and will facilitate the transaction but will not render opinions or advice during negotiations to either party. Broker agrees to obtain the informed, written consent of both Clients regarding Intermediary Relationships before proceeding with the transaction.

Buyer Client acknowledges receipt of the Information About Brokerage Services disclosure required by the State of Texas.

Buyer Client acknowledges that Broker may represent other prospective Buyers who may seek to acquire properties that may be of interest to Buyer Client.

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

Additional Notices:
Broker's services are provided without regard to race, color, religion, national origin, sex, disability or familial status.

Broker is not a property inspector, surveyor, engineer, environmental assessor or compliance inspector. Buyer Client should seek experts to render such services for any property Buyer Client seeks to acquire.

Buyer Client is advised to have an abstract covering the property examined by an attorney, or should be furnished with or obtain a title policy.

Broker cannot give legal advice. **READ THIS AGREEMENT CAREFULLY.** If you do not understand the effect of this agreement, consult your attorney, **BEFORE** signing.

Keller Williams Realty Clear Lake/NASA 0561826
Broker's Name TREC License Number

Buyer Client's Signature Date

By: _____
Buyer Agent's Signature Date

Buyer Client's Signature Date