



EXCLUSIVE BUYER AGENCY CONTRACT (EASY OUT)

Disclosure Requirements

- Prior to a property showing tour, all Multiple Listing Service ("MLS") participants assisting a buyer are required to enter into either: a signed Property Showing Agreement or a Buyer Agency Agreement with mutually agreed upon terms.
- Broker commissions are not set by law, regulation, or other means, and are fully negotiable.

Five Star Real Estate ("Brokerage Firm") is a Designated Agency Brokerage. Designated agencies designate agents exclusively to represent a client.

Designated Agent(s): _____

Supervisory Broker(s): Gregory Carlson & Paul Carlson

Buyer(s): _____

Email: _____

Term: This Agreement is entered into on _____ and shall expire on _____.

Scope: Properties including, Listed, Non Listed, New Construction with a Builder, Vacant Land, and For Sale

By Owners, Other: _____

- 1. Buyer(s) agrees to enter into this agreement in good faith, stating they have reviewed and signed the Disclosure Regarding Real Estate Agency Relationships.**
- 2. Broker Compensation:** Buyer(s) is agreeing to pay the Brokerage Firm the negotiated compensation of ____% of the sales price or \$_____ as a flat fee and \$_____ as a Broker Administration Fee upon the successful closing of a transaction.
 - Buyer(s) requests and authorizes the Designated Agent to negotiate with the Seller(s) or the Listing Brokerage the compensation due to The Brokerage Firm on the Purchase Agreement.
 - Buyer(s) acknowledges that if no compensation is offered, or a lesser amount than stated above, from the Seller(s) to the Brokerage Firm, the Designated Agent may elect to not show or represent Buyer(s) or assist in purchasing a property.
- 3. Protection Period:** The Brokerage Firm shall be owed the Broker Compensation if Buyer(s), or someone on Buyer's behalf purchases, exchanges for, or signs an option agreement, regarding properties serviced under the terms of this agreement for _____ days.
- 4. Cancellation:** This Agreement may be canceled at any time by either party by providing _____ days written notice to the other party.

Designated Agent: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____