

BUYER AGENCY AGREEMENT

The purpose of this form is to allow the undersigned Buyer(s) to select the representation desired.

As CUSTOMER(S), I/we do not choose to be represented in this transaction.

Initials

As CLIENTS(S), I/we do choose to be represented and hereby appoint Tom Murphy Realty (TMR) as my/our exclusive agent to locate property as described below or other property acceptable to Client(s) and to negotiate the terms and conditions acceptable to Client(s) for purchase, exchange, lease or option to buy.

Initials

IF BUYER CHOOSES TO BE REPRESENTED AS A CLIENT - THE FOLLOWING SHALL APPLY:

- 1. PROPERTY DESIRED: Residential Commercial Other
2. TIME OF COMMENCEMENT & DURATION OF AGENCY: Broker's authority as Buyer(s) exclusive agent shall begin on... and shall continue until... or by completion of the purpose(s) of agency as set forth in this agreement.
3. CONDITION OF PROPERTY & NECESSITY OF INSPECTION: Client(s) acknowledges and agrees that a) In locating properties for Client(s), TMR may rely on statements or representations of others... b) TMR and its agents lack the expertise to determine the condition of the property... c) Client(s), and not Tom Murphy Realty, has the responsibility to determine and/or verify... d) Client(s) is aware that professional inspection services and/or contractors may be engaged...
4. LIMITED DUAL AGENCY - TMR LISTED PROPERTY: Client(s) acknowledges that TMR is the agent of the Owner of any property listed with TMR... a) Client(s) does does not desire to be shown TMR Listed properties... b) If Client(s) desires to see TMR Listed properties, then Client(s) agrees to Limited Dual Agency... i) When Seller(s) and Buyer(s) are both Clients of TMR... ii) TMR may be showing other prospective buyers...
5. BROKER COMPENSATION: Client(s) agrees to pay TMR, as compensation for locating property acceptable to Client(s) and/or negotiating purchase, exchange or option of said property...
6. NONDISCRIMINATION: It is illegal to discriminate in the sale or lease of real estate because of age, race, color, religion, handicap, marital status, familial status, sex or national origin.

THIS AGREEMENT IS INTENDED TO BE THE LEGAL AND BINDING CONTRACT OF ALL PARTIES AND MAY AFFECT YOUR LEGAL RIGHTS. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE. SIGNATURES ON THIS AGREEMENT MAY BE OBTAINED ON FACSIMILE COPIES FOR THE PURPOSE OF CONTRACTUAL AGREEMENT; THEREFORE, SUCH FACSIMILE SIGNATURES SHALL BE DEEMED LEGAL AND BINDING.

Buyer Date

Tom Murphy Realty

Buyer Date

BY: Agent Date