

TMR

tom murphy realty

FOR SALE BY OWNER AGREEMENT

This agreement is entered into by and between _____
As "Owner," and Tom Murphy Realty, as "Broker."

It is agreed between Owner and Broker that:

1. Owner is the owner of the property commonly known as _____
_____, hereinafter called the "Property."
2. Owner is endeavoring to sell the Property without the assistance of licensed real estate agents. However, Broker has a Client/Customer, _____
_____, to whom he/she would like to show the Property.
3. If Owner sells to Broker's Client/Customer on terms acceptable to Owner, then Owner agrees to pay Broker a commission equal to _____% of the sales price of the Property.
4. If the Owner enters into a contract to sell the Property to Broker's Client/Customer at any time within _____ days from the date of Owner's execution of this agreement, then Broker shall have earned the above commission, and Owner shall pay the commission to Broker at closing.
5. Owner acknowledges that, with regard to the sale of this property, Broker has disclosed the following agency relationship (as marked below):

___ BUYER BROKER: Buyer, with regard to this property, is a Client of Broker. Broker is not an agent of Owner, and no agency relationship, expressed or implied, exists between Owner and Broker. Further, Owner understands that Broker will convey to Buyer/Client any material information known to Broker.

___ TRANSACTION BROKER: A transaction broker assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

Owner Date

Owner Date

Tom Murphy Realty Associate