



**THIS IS A LEGALLY BINDING BUYER REPRESENTATION AGREEMENT.  
IF YOU DO NOT UNDERSTAND IT, PLEASE CONSULT A COMPETENT ATTORNEY.**

Dated: \_\_\_\_\_

Gentlemen:

I want to engage the services of your company to help me find and purchase a piece of property. This engagement is to last \_\_\_\_\_ **days**, and this time may be extended by mutual consent. I want your company to represent me as my agent and to look out for my best interest in property searches, offers to purchase, negotiations, opinions of value, expressions of opinions on the condition of the property, the provision of a list of available experts, and any other aspects of the purchase of real estate normally performed by an agent for the purchaser. I understand that your company may represent other buyers for properties similar to or identical to the type of property that I am interested in purchasing. **I understand that if you are not representing me, then you must represent the Seller!**

As consideration for your providing these services, I agree to compensate you as follows (check the appropriate boxes):

- I will pay you a non-refundable fee in the amount of \$\_\_\_\_\_ as total payment for your services.
- In order to allow my agent \_\_\_\_\_ of KLAUS Homes to spend the required time to search available resale listings, new home builders available inventory, provide advice, market analysis and keep abreast of new listings and new homes being constructed, as well as the services mentioned above, I agree to work exclusively with \_\_\_\_\_ to find me/us a property for a period of \_\_\_\_\_ **days**. I further agree that if I purchase a property offered by a seller, whether the property is a resale home, raw land, commercial property or a new home offered by a builder, who is offering to a selling agent this commission is to be paid to REALM Realtors, or I will pay the commission at the same rate offered by the seller. In addition this agreement covers all property which you have shown me and which I contract to purchase within one year from the date of this agreement. Any excess compensation offered by the seller or the seller's broker shall also be retained by the Company

This agreement covers property in Harris, Montgomery, Galveston and Fort Bend Counties. I understand that you have a number of associates working in your company, any one of whom may represent you in the conduct of this agreement. Also, one of your associates has explained the principles of agency to me, and I consent to having your company and associates act in an intermediary capacity on properties listed by your company. I acknowledge receipt of "Information About Brokerage Services" brochure.

**Initialed by Broker/Associate** \_\_\_\_\_

**Signed by Client** \_\_\_\_\_

**Signed by Client** \_\_\_\_\_