



EXCLUSIVE RIGHT TO REPRESENT BUYER CONTRACT
Greater Hartford Association of REALTORS®, Inc.

All buyers who will be signing the purchase contract must be included.

I/We (Buyer(s))
appoint you (Brokerage Firm)
my/our exclusive representative to assist me/us to locate and purchase or
described as:

You must enter property type such as commercial, residential, single family, condo, multi family as well as location(s). Location can be one town, one county or multiple towns or counties. Can also be the state of CT or just a specific address. A buyer may have an Exclusive agreement with more than one broker if that broker is only representing the buyer(s) in a specific location and not the whole state. i.e. one Broker may represent a buyer in one county and another broker may represent the buyer in another town.

I/We will tell you about all past and current contacts with any real property that may have an effect. During the term of this Contract, I/we will work exclusively for you on the purchase of real property as described above. Initial

I/We and you agree that:

- 1. This Contract is in effect from ... 20... through and including ... 20...
Name of brokerage representing the buyer (not the agent)
te with you. Upon request, I/we will give you financial and personal information about my/our purchase
is. You may share financial and other information about my/our purchase needs and abilities with other
real property to you. I/We will permit you to contact my
age and to verify that I/we have the ability to purchase
3. You will use reasonable efforts to locate real property and assist me/us
terms and conditions acceptable to me/us.
4. I/We will be reasonably available to examine real property.
5. You may represent other buyers and tenants who are interested in the same real property.
6. You may disclose my identity to third parties.
7. I/We will refer questions concerning the legal title to property, tax
code and zoning compliance, engineering, square footage and
properties to my attorney, tax advisor, building inspector, appropriate government agency, or other appropriate professionals.
8. I/We
am/a
seller
agree
circu
9. I/We
of a h
10. I/we
near
may
audie

Buyer(s) must initial here confirming they are not already under representation agreement with another brokerage.

(11) Service Fee - You must enter a percentage (%) or dollar amount (\$) (this can be a fixed amount or a range). Broker fee must be filled in. Do not write in "per MLS". If a listing broker offers only \$1 in MLS, this is what you would have the right to collect per the buyer broker agreement if that is how it is written on this agreement. You can write something like x%\* and then in the comments box write in \*or other fee acceptable to XYZ brokerage. Therefore, if the listing broker is offering a buyer broker fee that is different than what you wrote in the agreement, you have the option of agreeing to it or asking the buyer to pay the difference.

1 - Effective Date (beginning date) and End Date - Type in the beginning date this agreement goes into effect and the date the agreement will end.

agent for the real property covered by this Contract because I/we
event you would be a dual agent, representing both me/us and the
n to me/us and give me/us any disclosure notices and consent
ure and discuss the appropriate course of action to take under the
Ige that a property was at any time suspected to have been the site
ur decision to purchase the property.
/or video surveillance or otherwise transmitted and/or recorded by
operty in connection with this Contract. I/we acknowledge that you
any real property that I/we may view. I/we consent to any such
ssion. [ ] Initials

NOTICE: THE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

- 11. For a purchase or exchange of real property, your service fee is ... of the agreed upon purchase price or exchange value, or [APPLIES ONLY IF FILLED IN]
Your service fee applies to any real property
sale or lease by owner, or located by me/us.
agency. I/We will pay all or any part of your
(a) I/We enter into a contract for the purcha
conditions have been met, or are subse
(b) I/We purchase or exchange real property covered by this Contract during the term of this Contract.
(c) I/We are introduced to a property during the term of this contract and obtained title to it within \_\_\_ days after the expiration of this contract provided that
Initial
(11c) - This can be filled in or left blank. If this is filled in the buyer(s) must initial where stated at the end of the sentence.
whether or not such real property is listed, for
part of your service fee from the seller or listing
seller or listing agency if and when:
ring the term of this Contract and all material
the term of this Contract; or
agreement with another broker in that period.

- 12. [APPLIES ONLY IF FILLED IN.] I/We will pay you a non-refundable retainer fee of \$..., due and payable when you sign this Contract, to be applied to any service fee that you earn under this Contract; or an hourly service fee of \_ upon receipt of your bill.

13. [APPLIES ONLY IF FILLED IN] OTHER:

- 14. I/We received a copy of this Contract.
15. You may enforce th
16. I/We agree to pay a
17. This Contract may
(12) Hourly Service Fee - Fill in only if applicable.
(13) Other Terms - If there are any circumstances where any part of the agreement may not apply or may be different due to a specific circumstance, please write it in here...i.e. if buyer purchases family home at 123 Main St, Nowhereland, a commission is not due to XYZ brokerage.

(Auth. Rep.) Initial Date: Buyer Initial Date:

This Contract is subject to the Connecticut General Statutes prohibiting discrimination in commercial transactions (C.G.S. Title 46a, Chapter 814c).

**Fair Housing Statement:**  
Be sure to explain the fair housing notice to your Buyer(s) and have them initial.

**IT IS UNLAWFUL UNDER FEDERAL AND OR STATE LAW TO DISCRIMINATE ON THE BASIS OF NATIONAL ORIGIN, ANCESTRY, SEX, GENDER IDENTITY OR EXPRESSION, SEXUAL ORIENTATION, CIVIL UNION STATUS, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, FAMILIAL STATUS, LEARNING DISABILITY, PHYSICAL OR MENTAL DISABILITY, STATUS AS A VETERAN, STATUS AS A VICTIM OF DOMESTIC VIOLENCE OR ERASED CRIMINAL HISTORY INFORMATION.**

I/We read and understand this section: All Buyers Initial \_\_\_\_\_

The real estate broker may be entitled to certain lien rights pursuant to subsection \_\_\_\_\_ Connecticut General Statutes.

**Execution by Electronic Methods:**  
This paragraph is to agree that the buyers will allow communication via fax and email (electronic methods) or in writing. The authorized representative inserts the fax number the Broker elects to use *and the email address of the authorized representative(s) and the fax number(s) and email address(es) of all the buyers who are signing this agreement.*

**Execution by Electronic Methods.** The parties agree that they may enter into the transaction by facsimile (fax) machine and/or email. This consent applies only to this transaction, or email or in writing, but such withdrawal will not affect the validity or enforceability of the agreement if it has been entered into. Faxing, and retention of and access to fax records, or email, and retention of and access to email records, requires a computer, internet account and email software. **Broker elects to use:**

**Buyer elects to use:**

\_\_\_ Fax: Fax number is: \_\_\_\_\_  
\_\_\_ Email: Email address is: \_\_\_\_\_

\_\_\_ Fax: Fax number is: \_\_\_\_\_  
\_\_\_ Email: Email address \_\_\_\_\_

is: \_\_\_\_\_

If any party changes its email address or fax number it will promptly notify the other party of the new email address and/or fax number.

Brokerage Firm: \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

By: (Auth. Rep.) \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

You must make sure you have also initialed, signed and dated the agreement. All buyer(s) MUST receive a copy of the fully executed agreement at the time it is signed.