



BUYER/RENTER AGENCY AGREEMENT

This agreement is made between _____
Residing at _____ Telephone Number _____,
referred to as "Client(s)" and Chris O. Buswell, DBA Options Real Estate
referred to as "Broker".

Whereas Client(s) is desirous of employing the Broker to locate real property for purchase/renter; and

Whereas the Broker is desirous of providing real estate brokerage service to Client(s).

Now, Therefore, in consideration of the mutual promises contained in this agreement, the sufficiency of which the parties have agreed upon, it is hereby agreed and will be in effect from _____ to _____ as follows:

1. The Broker agrees to provide real estate brokerage service to locate and to negotiate the purchase/renter of real estate in towns:
_____ Fairfield County _____.
2. The Broker will be compensated if Client(s) or any other person acting on their behalf agrees to purchase/renter any property in the area described above and shown to Client(s) by the Broker as follows (initial all that apply):
 A. The Broker is authorized to negotiate and receive a commission or fee paid by the Seller(s). The amount of the commission or fee to be received shall be determined by and/or equivalent to the published MLS offer or of compensation to the buyer's brokers.
 B. The Client(s) agree to pay the Broker a commission in the amount of _____ percent of the sale price of any properties not listed in the MLS service.
3. At the initial contact with other brokers and/or sellers, Broker shall fully disclose they represent Client(s).
4. Broker shall use their best efforts to locate real property that meets the requirements of Client(s), including assisting Client(s) in any related areas such as financing, inspections, and to coordinate other professionals representing Client(s) such as attorneys and/or accountants and shall assist Client(s) through the closing period. (The Broker is NOT an Expert in areas outside of real estate brokerage, but will assist the Client(s) to obtain competent professional help.)

5. Client(s) shall work with Broker, and agrees that if the Broker locates real property that meets the requirements of Client(s) that Client(s) will proceed to attempt to negotiate a purchase/renter of the property covered under this agreement. If Client(s) or any person or entity acting for Client(s) within 120 days after the last showing of that property, enters an agreement to purchase/renter or lease any property submitted by Broker to Client(s) during the time of this agreement, Client(s) shall pay Broker compensation as provided for in paragraph 2 of this agreement.

6. DUAL AGENCY REPRESENTATION. In the event that the Broker shows Client(s) any property listed with Broker, where the Broker already represents the Seller, Client(s) agree to allow the Broker to become a DUAL AGENT with respect to any transaction that might occur with such a Seller. As a DUAL AGENT, the Broker has the duty to make full, fair, and timely disclosure of all material facts and information within the Brokers knowledge regarding the property and the contemplated transaction. To the extent confidential information has been previously communicated to the Broker by either party, it is agreed that the Broker is not required to disclose and shall not disclose such information to either party. For example, the Broker will not disclose to the Seller that the Client(s) is willing to pay a sum greater than the price offered and will not disclose to the Client(s) that the Seller is willing to accept a price less than the listing price unless specifically authorized by the party. Broker will not disclose information relating to prior offers and counter offers involving the parties or previous parties, nor information relating to either parties motivation to sell or buy. With respect to the negotiation of an acceptable price, the Broker will not be allowed to favor one party over another with respect the Broker's support or advice.

CLIENT(S) HEREBY CONSENTS TO BROKER SERVING OF THE CAPACITY OF DUAL AGENT.

7. This agreement constitutes the entire agreement between the parties relating to the subject hereof, and any prior agreements pertaining thereto, whether or oral or written, have been merged and integrated into this agreement. The Client(s) agrees no amendments or changes to this agreement shall be effective unless in writing and signed by both parties.

CLIENT(S) ACKNOWLEDGES THAT THERE IS NO EXCLUSIVE BUYER AGENCY IN EFFECT BETWEEN CLIENTS AND ANY OTHER BROKER.

THIS AGREEMENT is made and entered into on the date written above.

BY: _____

Name: _____

Date: _____

BY: _____

Licensed Broker-Salesperson

BY: _____

Name: _____

Date: _____