

Exclusive Right to Represent Buyer Agreement

This Buyer Brokerage Agreement is made on _____, 20__ between _____
Buyer/s and Lichtenstein Rowan, REALTORS.

AGENCY DISCLOSURE AND CONFIRMATION

The agency relationship is hereby confirmed by as stated below. If a transaction involves Disclosed Dual Agency or disclosed Designated Agency, the responsibilities of the parties are defined in the Disclosed Dual Agency consent and Confirmation Agreement or the Designated Agency consent and Confirmation Agreement.

Selling Agent: _____ is the agent of the Buyer.

Selling Firm: Lichtenstein Rowan, REALTORS is the agent of the Buyer.

**REALTORS® ARE REQUIRED BY LAW AND THEIR CODE OF ETHICS TO
TREAT ALL PARTIES TO THE TRANSACTION HONESTLY.**

A. BUYER AGREES TO:

- (a) Work exclusively with the Broker and Buyer's Agent during the term of this Agreement for the purchase or sale of any/all real estate.
- (b) Buyer agent commission shall be amount offered by Seller or 3% of sales price, whichever is greater.
- (c) Comply with requests of the Broker and Buyer's Agent to supply financial or personal information needed to fulfill the agreement.
- (d) Inform Buyer's Agent whether the Buyer's intent is to occupy the property as a principal residence.
- (e) Supply information on the progress of the loan to the Buyer's Agent or authorize the lender to release the information to the Buyer's Agent. The Buyer further authorizes the Buyer's Agent to release this information to the Seller's Listing Agent and/or the Seller, if not listed with a Broker.
- (f) Keep the Buyer's Agent informed on any factors that may impact their ability to fulfill the terms of a Purchase Agreement.
- (g) Cooperate with Broker and Buyer's Agent to establish hours to view properties.
- (h) Consult with Buyer's Agent before visiting any real property or contacting any other agents to avoid the possibility of confusion over the agency relationships and misunderstandings about liability for compensation.
- (i) Disclose to all Real Estate agents whom Buyer contacts of Buyer's relationship with Broker and Buyer's Agent.
- (j) This agreement expires at 11:59pm, six months from the date signed.

B. ENTIRE AGREEMENT. This Agreement represents the entire agreement between Buyer and Broker and may not be modified or changed except by written instrument executed by the parties. This contract is and shall be governed by the laws of the Commonwealth of Virginia and the Buyer binds himself, his heirs, successors, assigns, executors and/or administrators for the faithful performance of the Agreement. To the Extent any handwritten or typewritten terms herein conflict with, or are inconsistent with the printed terms hereof, the handwritten or Typewritten terms shall control. The terms of this Agreement shall remain in full force and effect as set forth herein and any revision, modification or termination of the terms hereof must be in writing to be effective Receipt of a signed copy of this Agreement is hereby acknowledged by Buyer.

Buyer's Signature	Date	[SEAL] Lichtenstein Rowan, REALTORS Listing Firm
Buyer's Signature	Date	[SEAL] By: _____ Buyer's Agent Signature
Address	3621 Manassas Drive Address	
City, State, Zip Code	Roanoke, VA 24018 City, State, Zip Code	
Telephone: _____	Telephone: (540)904-6888	
Cell	Home	Office Agent's Cell
(Email)	Agent's Email	