1 2 2	<b>BUYER REPRESENTATION AGREEMENT FOR RESIDENTIAL PROPERTY</b> (This is a legally binding contract; if not understood, seek competent advice before signing.)			
3 4 5	nis Buyer Representation Agreement ("Agreement") is by and betwee , the "Buyer", and, the "Broke			
6 7 8	Buyer grants Broker the exclusive right to represent Buyer in connection with the Purchase of Property ir Louisiana.			
9 10 11 12 13	<b>ROKER DUTIES</b> . Broker will perform the terms of this Agreement, exercise reasonable skill and performan providing Brokerage Services, and promote the best interests of the Buyer by seeking a transaction a ice and upon terms acceptable to Buyer, timely present all offers to and from the Buyer, and timely account r all money and property received in which the Buyer may have an interest.	at a		
14 15 16 17 18	<ul> <li>ROKER COMPENSATION.</li> <li>Buyer agrees to pay Broker as follows ("Compensation"):</li> <li>1. Percentage of Gross Purchase Price:% of the gross Purchase price of the Property reflected on the final settlement statement)</li> <li>2. Flat Fee:(dollars)</li> </ul>	(as		
19 20 21 22 23 24	<ol> <li>Other:</li></ol>	unt		
25 26 27 28 29 30 31	<b>RESPONSIBILITY OF BUYER TO COMPENSATE BROKER.</b> Buyer agrees and acknowledges that while other sources <u>MAY OR MAY NOT</u> be available to compensate Broker, it is the Buyer's responsibility to compensate the Broker according to this Agreement. If the amount of Compensation received by the Broker from any Seller Party is less than the total Compensation owed to the Broker according to this Agreement, then the Buyer shall pay the Broker the amount of Compensation owed minus the amount received from any Seller Party.			
32 33 34 35 36 37 38 39 40	<ul> <li>ROKER COMPENSATION EARNED AND OWED. Buyer acknowledges and agrees that Broker has earned is owed the Compensation set forth in this Agreement if and when any of the following occurs: <ul> <li>A. Buyer Purchases Property during the term of this Agreement or any extension thereof.</li> <li>B. Buyer Purchases Property not less than (number) calendar days after the termination expiration of this Agreement or any extension thereof and Broker or Designated Agent brought the existence and availability of the Purchased Property to the Buyer's attention during the term of the Agreement or any extension thereof. If left blank, the number of calendar days shall be one hundle eighty (180).</li> </ul> </li> </ul>	n or the the		
40 41 42 43 44 45 46 47	<b>ERM OF AGREEMENT.</b> This Agreement <b>BEGINS</b> on (month), (date), ear) and will <b>END</b> at 11:59 p.m. on (month), (date), (year). If left bla e Agreement will commence on the date of the last signature of Buyer or Broker set forth below and end 1:59 p.m. one hundred and eighty (180) calendar days thereafter. Notwithstanding the forgoing, the term is Agreement shall be automatically extended through the closing or termination of any Purcha greement.	ink, d at n of		
48 49 50	<b>ESIGNATED AGENT.</b> Broker designates as "Designated Agent" ork with Buyer. Broker may appoint a substitute Designated Agent for Buyer as Broker determines necess nd if so, Buyer will be notified of this change in writing within a reasonable timeframe.			

- 51 **EXCLUSIVE AGREEMENT**. This is an "Exclusive Agreement." Broker will be the only broker who will 52 represent the Buyer in the Purchase of Property. Buyer confirms that Buyer has not entered into any other 53 agreement with another, broker or otherwise, to provide services similar to the Brokerage Services.
- AGENCY RELATIONSHIP. This Agreement creates an agency relationship between the Buyer and the Broker. Information about this relationship is in the agency disclosure form or informational pamphlet published by the Louisiana Real Estate Commission and by law Broker is required to provide this form or pamphlet to the Buyer for the Buyer's signature.
- 60 **TERMINATION.** Either party may terminate this Agreement at any time by providing five (5) calender days 61 advance written notice to the other party, however, Buyer's obligation to pay the Compensation shall survive 62 termination of this Agreement but only to the extent that any Compensation is earned and owed under the 63 terms of this Agreement.
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BUYERS. If more than one person or entity is named as Buyer in this Agreement, separate matching
 Agreements or amendments or addendums to this Agreement shall be executed by each Buyer individually,
 and the copies taken together shall be the full and complete Agreement between the Buyer and Broker.

- 69 **DEFINITIONS.** For purposes of this Agreement, the following terms shall have the following meanings, 70 unless otherwise indicated:
- A. "Broker": means both the undersigned Broker and Designated Agent (if any), unless the context clearly
   dictates otherwise.
- 73 B. **"Brokerage Services"**: means those services provided by Broker to Buyer pursuant to this Agreement.
- C. "Buyer": means the person, entity (or persons or entities, collectively) who sign this Agreement as aBuyer.
- 76 D. "**Property**": means residential real property consisting of one, but not more than four residential dwelling
- units, which are buildings or structures each of which is occupied or intended for occupancy as a singlefamily residence regardless of whether it's currently utilized as, or to be utilized as income-producing property.
- 80 E. **"Purchase**": means acquisition by purchase, exchange, or bond for deed, or to obtain or acquire an 81 option to purchase.
- F. "Purchase Agreement": means a written agreement by which the Buyer and a Seller Party negotiate and
   agree to the Purchase of Property.
- 84 G. **"Seller Party"** means, collectively, the transferor (or transferors) in a Property transaction and any real
- estate broker, licensee, or agent acting on behalf of such transferor(s).

Buyer Name	Buyer Name	Broker Name
Buyer Signature	Buyer Signature	Broker Signature [] Broker's [] Sponsored Licensee, acting with written authority of Broker
Date	Date	Date
Telephone	Telephone	Telephone
Email Address	Email Address	Email Address