



Also Licensed in New York State

William Brown Real Estate, LLC

150 Crown St
(BY APP'T ONLY)
Brooklyn, NY 11225

Phone 757-287-1433 Fax 757-706-3800 Email: williambrownrealestate@gmail.com

BUYER BROKER & ONE TIME SHOW AGREEMENT

This agreement is entered into upon this day _____, 20__ between William Brown Real Estate, LLC (Broker) represented by _____ (Agent) on behalf of _____ Buyer(s) who agree to the following terms and conditions. *Print*

One Time Show: Buyer appoints Broker as Buyer's Exclusive Agent to assist buyer in locating and acquiring real property on terms agreeable to the buyer. Buyer agrees that for the term of this agreement, Buyer will work exclusively through broker to acquire said property. Buyer will not approach or in any way deal with other real estate agents or sellers of real property, and will refer all inquiries on prospective properties to Broker. Address(s)

2. **Term:** This agreement shall commence on _____, 20__ (date) and terminate on _____, 20__ (date). **Additionally the term of this agreement shall automatically extend, without written agreement, for 90 days beyond the termination date for properties that the Broker shows or makes known to Buyer during the agreed upon term including the ONE TIME SHOW.** This agreement may be extended by written agreement between Buyer and Broker/Salesperson by signing this two page agreement.

3. Obligations of Parties:

A. Broker's Obligations

1. Broker will act in Buyer's interest in all relevant matters,
2. Broker will be available at reasonable hours and times to assist Buyer in all relevant matters,
3. Broker will assist buyer in preparing for closing and,
4. Broker will represent buyer in all negotiations for the purchase of real property.

B. Buyer's Obligations

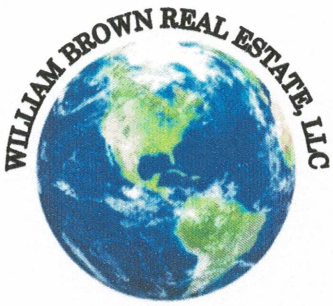
1. Buyer will work exclusively with Broker to acquire real property,
 2. Buyer will provide any information, **including financial information** reasonably requested by Broker to assist Broker in performing obligations,
 3. Buyer will consider any property proposed by broker and review and consider all offers and counteroffers presented to Buyer by Broker,
 4. In the event the Buyer contracts to purchase real property during the term of this agreement, Buyer will promptly and in good faith do everything necessary to close on said property.
4. **Fee: Broker will seek its compensation from seller at closing.** Buyer will not be liable to broker for any fee unless buyer defaults under this agreement or under a sales contract executed pursuant to this agreement. If buyer defaults under this agreement, Buyer shall pay a broker fee equal to 3% of the purchase price (**BUT NOT LESS THAN \$5,000**) of any real property buyer contracts to purchase during the term of this agreement, including any extension or renewal thereof, if due to such default, if Broker is unable to obtain compensation from the seller. In accordance with paragraph two of this agreement, Buyer shall be in default and shall pay Broker a 3% sales commission (**BUT NOT LESS THAN \$5,000**) if, during the **90 day period following the agreed upon termination date**, Buyer without services of this Broker, contracts to purchase real property first shown or made known to Buyer by Broker during the agreed upon term of this agreement.



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- There is a minimum fee to broker of \$5,000 for properties under \$165,000.**
5. **Acknowledgements:** Buyer acknowledges that Broker works with other clients and customers and MAY show them any properties which Broker has already shown to Buyer, without violating this agreement.
 6. **Representations:** Buyer represents that it has not worked with any other real estate broker in connection with any property Buyer may wish to acquire, except as revealed to Broker in writing at the time of execution of this agreement. **Any misrepresentation by Buyer in this regard will constitute a default of the agreement.** Upon said default, Buyer shall be liable for 3% sales commission (but NOT LESS THAN \$5,000) to Broker if Broker is unable to obtain compensation from a seller of real property which Buyer contracts to purchase during the term of this agreement.
 7. **Broker Liability:** Buyer will analyze and confirm for itself all information provided to Buyer by Broker. Broker shall not be liable for unknowingly providing any inaccurate information. Broker will not be liable to Buyer after closing for any defect on or in the property acquired under this agreement.

William Brown Real Estate, LLC
William Brown, Managing Broker: 757.287.1433//williambrownrealestate@gmail.com

Agent: _____

Buyer _____ Date: _____
Signature

Buyer _____ Date: _____
Signature