

Realty Austin Buyer Representation Agreement

Buyer:	Buyer:
Broker: Realty Austin	Agent:
Property Type:	Market Area:
Start Date:	End Date:

After reading the Information About Broker Services provided by Broker, Buyer(s) (hereafter referred to as 'Buyer') have chosen to have Broker represent Buyer as an Exclusive Buyer's Agent. The following constitutes the terms and obligations of both parties to this agreement.

Broker's Obligations:

- To use Broker's best efforts to locate and submit property meeting Buyer's criteria,
- To represent the interests of Buyer and assist in all phases of the buying process, and
- To abide by all applicable laws, rules and regulations, including the National Association of Realtors Code of Ethics.

Buyer(s) Obligations:

- To advise all other parties of Broker's exclusive representation of Buyer,
- To conduct all purchase negotiations for property in the Market Area through Broker; and
- To make all reasonable efforts to abide by the terms of any executed purchase contract.

Compensation: For these services, Broker will be paid a fee at closing equal to the amount listed in MLS for cooperating broker's payout. For properties not listed with a Broker, we will seek compensation from the seller, but buyer agrees to fund any deficiency up to 3% of the purchase price. This compensation agreement shall apply to all properties that Broker submits to Buyer during the term of this agreement for a period of 120 days beyond the termination date.

Termination: This agreement terminates at 11:59 p.m. on the last day of the term, unless, prior to that time, Buyer has entered into a contract to purchase property covered by this agreement or if either party notifies the other in writing that they wish to terminate this agreement with 7 days notice. If Buyer is under contract to purchase a property, then this agreement will continue in effect until closing.

Mediation: If a dispute arises concerning this agreement and can not be resolved through good faith negotiations, then both parties agree to submit the dispute to mediation. If mediation becomes necessary, the parties will choose a mutually acceptable mediator and will share equally in the cost.

By signing below, Buyer appoints Broker as Buyer's agent for the Term shown, granting to Broker the exclusive right to represent Buyer in the purchase of property suitable to Buyer, of the Type, and in the Market Area above described. By signing below, Broker accepts this appointment.

Buyer: _____	Broker: Realty Austin/Yvette Boatwright 6806 Bee Caves Road, Suite 2B Austin, TX 78746
Date: _____	
Buyer: _____	Agent: _____
Date: _____	Date: _____