

Spyglass Realty Buyer Agency Loyalty Agreement

This Loyalty Buyer Agency Agreement is made between _____ ("BUYER(S)") and Spyglass Realty ("BROKER") and/or _____ ("AGENT") in consideration of the mutual promises set forth below, BUYER(S) and BROKER/AGENT agree as follows:

1. Exclusive Buyer Agency. BUYER(S) grants to BROKER/AGENT the exclusive right to locate or procure real property acceptable for purchase by BUYER(S). BUYER(S) further agrees to refer all potentially acceptable real property to BROKER/AGENT during the term of this Agreement and agrees to notify all other real estate agents who communicate with BUYER(S) of BROKER'S exclusive agency relationship with BUYER(S). The final decision whether or not a property is acceptable for purchase shall be solely within the discretion of BUYER(S).

2. Term of Agency. The term of this Agreement shall be from _____ to _____ unless BUYER(S) is/are represented by BROKER/AGENT in a pending transaction, in which case the agreement shall automatically extend to the date of the closing in that transaction.

3. Market Area. Market Area is defined as either:

- 1) the area located with the perimeter boundaries of the following: _____.
- 2) the properties shown or sent to Client by Broker, as recorded here, as physically shown to the Client by the Broker, and as provided in subsequent emails.

4. Intermediary Representation. BROKER/AGENT will provide notice to BUYER(S) when viewing or visiting any property listed by the BROKER. An Intermediary Notice will be signed by the buyers and sellers if a contract is procured.

BROKER/AGENT will provide BUYER(S) with the following services:

1. BROKER/AGENT will provide BUYER(S) with regular updates from the buyer profiling system of all the new listings that match BUYER'S criteria. This will allow BUYER(S) to drive by and determine which properties they want to see.
2. BROKER/AGENT will assist in finding additional properties through sphere of influence, company listings and other industry contacts.
3. BROKER/AGENT will arrange a showing of any home BUYER(S) wants to see including new construction and For Sale By Owner properties.
4. BROKER/AGENT will prepare and present the offer with the terms, provisions, and addendums weighted in BUYER'S best interests to help secure the property.
5. BROKER/AGENT will recommend extremely competent affiliates with respect to BUYER'S total home purchase: legal expertise, home inspection, appraisal, mortgage assistance, etc.

BUYER(S) agree to:

1. Seek pre-approval from a home lender prior to viewing property.
2. Notify BROKER/AGENT of any listed or unlisted homes BUYER(S) wishes to view and inform all other agents, For Sale By Owners, or builders that BUYER(S) is/are represented by Spyglass Realty.
3. Formulate and present any offer on any home (new or resale) through BROKER/AGENT.
4. BROKER/AGENT to be compensated _____% of the purchase price, which will be paid from the proceeds of the sale. If the seller offered commission is less than _____% of the purchase price, buyer will pay the difference at closing up to _____% of the purchase price.
5. Acknowledge that the BROKER/AGENT is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, home inspector, or any other professional service provider. Buyer has been advised to seek professional advice concerning the condition of the property and other legal and tax matters.

BROKER COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE. BROKER COMPENSATION IS NOT FIXED, CONTROLLED OR RECOMMENDED BY SPYGLASS REALTY OR ANY LOCAL MLS.

Buyer(s) and BROKER/AGENT understands and agrees to the terms above.

Buyer Signature

Buyer Signature

Agent on behalf of Spyglass Realty
Marissa Rodriguez