



EXCLUSIVE BUYER LOYALTY AGREEMENT

THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE

This Agreement made and entered into by and between _____ (“Buyer”) and Jones and Co. Realty (“Broker”)

1. **PURPOSE:** Buyer desires to purchase, lease or otherwise acquire certain real property of the type described in Section 3 below (the “Property”), and hereby engages Broker as a Transaction Broker. Broker hereby accepts such engagement and agrees to locate suitable property, assist in acquiring and interpreting information about the property, help with realistic offers(s), and guide through paperwork of a real estate transaction through to the closing, suggest necessary inspections, assist in securing financing, and refer to qualified vendors.

2. **TERM OF AGREEMENT:** The term of this Agreement shall begin on _____ day of _____, 201____ and shall continue until the earlier of either (a) closing of the Property by Buyer or (b) midnight on the _____ day of _____, 201____

3. **PROPERTY:** Buyer desires to Purchase Property, which shall substantially meet the following requirements (Check One):
__Single Family __Condominium __Vacant Land __ Other_____

4. **BROKER’S OBLIGATIONS:** At all times, Broker shall comply with the Florida real estate licensing law, the regulations of the Florida Real Estate Commission (specifically Florida Administrative Code 61J2), and other laws applicable to real estate brokers and salespersons.

- a. Meet with Buyer to discuss Property objectives, requirements, possession time schedule, financial capability, acquisition strategies and other purchasing factors.
- b. Assist Buyer in locating and showing available property suitable for purchase by Buyer.
- c. Assist Buyer in determining financing alternatives.
- d. Assist Buyer in obtaining available information, of a material nature, relative to desired Properties.
- e. Assist Buyer in the process of identifying, negotiating, contracting, leasing or otherwise acquiring Property and in monitoring closing and time deadlines.

5. **BUYER’S OBLIGATION:** Buyer acknowledges and agrees that the purchase of real property encompasses many professional disciplines, and while Broker possesses considerable general knowledge, Broker is not an expert in matters including but not limited to law, tax, financing, surveying, structural conditions, hazardous materials, engineering, etc. Buyer acknowledges that he/she has been advised by Broker to seek professional expert assistance and advice in these areas of professional expertise. By providing Buyer names or sources for such advice and assistance, Buyer acknowledges and agrees that Broker does not warrant or guarantee the services and/or products.

6. **COMPENSATION:** The compensation to be paid Broker for the services to be performed under this Agreement be a \$249 Brokerage Fee & 3% minimum of the purchase price. This compensation may be paid in full or in party by the Seller with the buyer owing any remainder at closing.

The above agreement is hereby accepted, on the _____ day of _____, 201_____.

Salesperson as an Independent Contractor Individually

Buyer

Buyer