

BUYER AGENCY AGREEMENT (AUTHORITY FOR PURCHASE OR LEASE)

TO:.....(Broker) Tel.No.

ADDRESS:..... Fax.No.

hereinafter referred to as the Broker.

I/We....., hereinafter referred to as the Buyer,

hereby give you the **exclusive authority** to act as our agent until 11:59 p.m. on theday of,20....., for the purpose of locating a real property meeting the following general description:

Property Type (Use):.....

Geographic Location:.....

I hereby warrant that I am not a party to a buyer agency agreement with any other registered real estate broker for the purchase or lease of a real property of the general description indicated above.

1. DEFINITIONS AND INTERPRETATIONS: For the purposes of this Buyer Agency Agreement ("Authority" or "Agreement"), "Buyer" includes purchaser and tenant and a "seller" includes a vendor, a landlord or a prospective seller, vendor or landlord. A purchase shall be deemed to include the entering into of any agreement to exchange, or the obtaining of an option to purchase which is subsequently exercised, and a lease includes any rental agreement or sub-lease. This Agreement shall be read with all changes of gender or number required by the context.

2. COMMISSION: In consideration of the Broker undertaking to assist me, I agree to pay commission to the Broker as follows:
If, during the currency of this Agreement, I enter into an agreement to purchase or lease a real property of the general description indicated above, I agree the Broker is entitled to receive and retain any commission offered by a listing broker or by the seller. I understand that the amount of commission offered by a listing broker or by the seller may be greater or less than the commission stated below. I understand that the Broker will inform me of the amount of commission to be paid to the Broker by the listing broker or the seller at the earliest practical opportunity. I acknowledge that the payment of any commission by the listing broker or the seller will not make the Broker either the agent or sub-agent of the listing broker or the seller.

If, during the currency of this Agreement, I enter into an agreement to purchase or lease a property of the general description indicated above, I agree the Broker is entitled to be paid a commission of.....

..... I agree to pay directly to the Broker any deficiency between this amount and the amount, if any, to be paid to the Broker by a listing broker or by the seller. I understand that if the Broker is not paid any commission by a listing broker or by the seller, I will pay the Broker the full amount of commission indicated above. I agree to pay the Broker such commission if I enter into an agreement withindays after the expiration of this Agreement (**Holdover Period**) to purchase or lease any real property shown or introduced to me from any source whatsoever during the term of this Agreement, provided, however, that if I enter into a new buyer agency agreement with another registered real estate broker after the expiration of this Agreement, my liability to pay commission to the Broker shall be reduced by the amount paid to the other broker under the new agreement.

I agree to pay such commission as described above even if a transaction contemplated by an agreement to purchase or lease agreed to or accepted by me or anyone on my behalf is not completed, if such non-completion is owing or attributable to my default or neglect. Said commission, plus any applicable taxes, shall be payable on the date set for completion of the purchase of the property or, in the case of a lease or tenancy, the earlier of the date of occupancy by the tenant or the date set for commencement of the lease or tenancy.

3. AGENCY: I acknowledge that the Broker has provided me with written information explaining agency relationships, including information on Seller Agency, Sub-Agency, Buyer Agency and Dual Agency.

The Broker shall assist the Buyer in locating real property of the general description indicated above and shall represent the Buyer in an endeavour to procure the acceptance of an agreement to purchase or lease such a property.

I acknowledge that I may not be shown or offered all properties that may be of interest to me.

I hereby agree that the terms of any buyer's offer or agreement to purchase or lease the property will not be disclosed to any other buyer. The Buyer hereby appoints the Broker as agent for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase or lease a property negotiated by the Broker.

DUAL AGENCY: I hereby acknowledge that the Broker may be entering into listing agreements with sellers of properties I may be interested in buying or leasing. In the event that the Broker has entered into or enters into a listing agreement with the seller of a property I may be interested in buying or leasing, I hereby consent to the Broker acting as a Dual Agent for the transaction, however, the Broker is required to inform me in writing of a Dual Agency situation at the earliest practical opportunity and in all cases prior to any offer to purchase or lease being submitted or presented.

INITIALS OF BUYER(S):

I understand and acknowledge that in a Dual Agency situation the Broker must be impartial and equally protect the interests of the Buyer and the seller in the transaction. I understand and acknowledge that in a Dual Agency situation the Broker shall have a duty of full disclosure to both the Buyer and the seller, including a requirement to disclose all factual information about the property known to the Broker. However, I further understand and acknowledge that the Broker shall not disclose:

- that the seller may or will accept less than the listed price, unless otherwise instructed in writing by the seller;
- that the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
- the motivation of or personal information about the Buyer or seller, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- the price the Buyer should offer or the price the seller should accept; and
- the Broker shall not disclose to the Buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Broker concerning potential uses for the property will be disclosed to both Buyer and seller to assist them to come to their own conclusions.



I further acknowledge that the Broker may be entering into buyer agency agreements with other buyers who may be interested in the same or similar properties that I may be interested in buying or leasing and I hereby consent to the Broker acting as an agent for more than one buyer interested in the same property without any claim by me of conflict of interest. I understand and acknowledge that in a Dual Agency situation with more than one buyer, the Broker must be impartial and equally protect the interests of any buyer the Broker is representing.

- 4. REFERRAL OF PROPERTIES:** I agree that during the currency of this Buyer Agency Agreement I will act in good faith and work exclusively with the Broker for the purchase or lease of a real property of the general description indicated above. I agree that, during the currency of this Agreement, I shall advise you immediately of any property of interest to me that came to my attention from any source whatsoever, and all offers to purchase or lease submitted by me shall be submitted through you to the seller. If I fail to advise you of any property of interest to me that came to my attention during the currency of this Agreement and I arrange a valid offer to purchase or lease the property during the currency of this Agreement or within the Holdover Period after expiration of this agreement, I agree to pay you the amount of commission set out above, payable within (5) days following your written demand therefor.
- 5. INDEMNIFICATION:** The Broker and salespeople of the Broker are trained in dealing in real estate but are not qualified in determining the physical condition of the land or any improvements thereon. I agree that the Broker will not be liable for any defects, whether latent or patent, to the land or improvements thereon. All information supplied by the seller or landlord or the listing broker may not have been verified and is not warranted by the Broker as being accurate and will be relied on by the Buyer at the Buyer's own risk. The Buyer acknowledges having been advised to make their own enquiries to confirm the condition of the property.
- 6. FINDERS FEE:** I acknowledge that the Broker may be receiving a finder's fee from a lender in the event that a new mortgage or an increase in financing is required for a transaction contemplated by this Agreement, and I consent to any such fee being retained by you in addition to the commission as described above.
- 7. CONSUMER REPORTS:** The Buyer is hereby notified that a Consumer Report containing credit and/or personal information may be referred to in connection with this Agreement and any subsequent transaction.
- 8. USE AND DISTRIBUTION OF INFORMATION:** I authorize the Broker to use, disclose and retain all information provided for purposes relating to the real estate services provided to me by the Broker including: locating, assessing and qualifying properties for me; advertising on my behalf; providing information as needed to third parties retained by me to assist in a transaction (e.g. financial institutions, building inspectors, etc.); and such other use of my information as is consistent with the services provided by the Broker. I agree that any information and images regarding any property purchased or leased by me through the Broker may be retained and disclosed by the Broker and/or the real estate board(s) (if the property purchased or leased is listed on an MLS® system) for reporting, appraisal and statistical purposes.
- 9. CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any provisions added to this Agreement, shall constitute the entire Authority from the Buyer to the Broker. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein.
- 10. ELECTRONIC COMMUNICATION:** This Buyer Agency Agreement and any agreements, notices or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by me by electronic means shall be deemed to confirm I have retained a true copy of the Agreement.

THIS AUTHORITY HAS BEEN READ AND FULLY UNDERSTOOD BY ME AND I ACKNOWLEDGE THIS DATE HAVING RECEIVED A TRUE COPY. Any representations and warranties contained herein are true to the best of my knowledge, information, and belief.

DATED at.....this..... day of....., 20.....

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

..... (Witness) (Signature of Buyer)	 DATE..... (Seal)
..... (Witness) (Signature of Buyer)	 DATE..... (Seal)