

# BUYER AGENCY

I understand Real Living HER and my Real Living HER sales associate will be my exclusive agency by assisting me in locating and/or negotiating the purchase of real estate meeting my specifications. I agree to furnish my Real Living HER sales associate with relevant information to assist Real Living HER in locating, negotiating, and counseling on my behalf. I am not aware of any referral fees to be paid on my behalf nor am I currently subject to any Exclusive Buyer Agency Agreements, unless previously disclosed to Real Living HER. I understand Real Living HER will not disclose to me confidential information received from other parties it represents nor disclose confidential information of mine to any other parties.

I understand my Real Living HER sales associate will act as my agent. I also understand my Real Living HER sales associate and other Real Living HER sales associates may represent other potential buyers interested in the same properties I am interested in. I understand and agree a different sales associate in Real Living HER potentially could represent the other party in a transaction involving me, and each sales associate would represent the interest of their separate client, and Real Living HER would be a dual agent. In addition, I understand and agree my Real Living HER sales associate may represent the Seller, resulting in a dual agency situation, and I will consent to such dual agency situation if it arises. In the event I refuse to give my consent in such a situation, I understand my Real Living HER sales associate will still be entitled to all compensation offered to the selling agent. I agree to pay Real Living HER a fee equal to three percent (3%) of the sale price if I, or any other person acting on my behalf, purchase property during the term hereof (and any extensions) where Real Living HER is unable to cooperate with other agents/brokers to receive and/or negotiate a fee to be paid by the Seller or the Seller's sales associate. I agree to pay one hundred forty nine dollars compensation to Real Living HER at the closing in consideration of the administrative services provided by Real Living HER.

The terms of this agreement will be six (6) months from \_\_\_\_\_, 20\_\_\_\_, through midnight on \_\_\_\_\_, 20\_\_\_\_. During such time, I will deal exclusively with Real Living HER when making inquiries, showings, proposals, and offers related to my needs.

While Real Living HER possesses considerable general knowledge, I understand Real Living HER is not an expert in matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc. If needed, I will seek professional expert assistance and advice in these and other areas of expertise.

Real Living HER Sales Associate \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

I agree to extend my agency relationship with Real Living HER.

Print Name \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Signature \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Date \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Print Name \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Address \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone # \_\_\_\_\_

**FAIR HOUSING STATEMENT.** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

**OHIO'S SEX OFFENDER REGISTRATION AND NOTIFICATION LAW:** Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community if a sex offender resides in the area. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices they have provided pursuant to Ohio's sex offender notification law.

**REAL LIVING HER STRONGLY RECOMMENDS ALL PARTIES CONTEMPLATING A REAL ESTATE TRANSACTION BE REPRESENTED BY LEGAL COUNSEL.**

