

NAME OF DOCUMENT:
NJAR STANDARD FORM OF REAL ESTATE CONTRACT

C21 Innovative Realty Inc



NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF EXCLUSIVE BUYER AGENCY AGREEMENT



©2001, New Jersey Association of REALTORS®, Inc.

1 1. AGENCY: _____ and _____
2 (Buyer) (Buyer)
3 referred to in this Agreement as "Buyer" hereby designate _____
4 (Brokerage Firm)
5 as Buyer's exclusive agent, referred to in this Agreement as "Buyer's Agent", for the purpose of searching for, locating, and
6 purchasing real estate by Buyer in the following, _____ (municipality(ies)).
7 pursuant to all of the terms and conditions set forth below.

8
9 2. DOES BUYER HAVE A BUSINESS RELATIONSHIP WITH ANOTHER BROKER? YES NO
10 Buyer represents to Buyer's Agent that no other buyer's agency agreement is presently in effect. Buyer agrees not to enter into
11 any such agreement during the term of this Agreement.

12
13 3. DECLARATION OF BUSINESS RELATIONSHIP: The real estate license law of the State of New Jersey requires every
14 real estate licensee to declare the basis of the business relationship being established between such licensee and Buyer.
15 Accordingly, I, _____ AS AN AUTHORIZED REPRESENTATIVE OF
16 (Name of Licensee)
17 _____ INTEND, AS OF THIS TIME, TO WORK WITH YOU
18 (Name of Firm)
19 (buyer) AS A: (choose one) BUYER'S AGENT ONLY BUYER'S AGENT AND DISCLOSED DUAL
20 AGENT IF THE OPPORTUNITY ARISES.

21
22 4. TERM: This Agency Agreement shall commence on _____ and shall expire at midnight on the
23 _____ day of _____ or three (3) days after receipt by Buyer's Agent of a written
24 termination notice from Buyer, whichever shall first occur.

25
26 5. BROKERAGE FEE: In consideration of the services rendered by Buyer's Agent in behalf of Buyer, Buyer agrees to pay to
27 Buyer's Agent a brokerage fee of _____. The brokerage fee
28 shall be earned, due and payable by Buyer to Buyer's Agent if any property introduced by Buyer's Agent to Buyer during the term
29 of this Agreement is purchased by Buyer prior to the expiration of this Agreement, or within _____ days after
30 the termination of this Agreement. However, if the seller of such property authorizes the listing broker to pay a portion of the
31 listing broker's brokerage fee to Buyer's Agent, that portion of such brokerage fee shall be credited against Buyer's obligation to
32 Buyer's Agent as set forth above. In such event, Buyer agrees to pay to Buyer's Agent, the difference between the amount so
33 received from the listing broker and the total brokerage fee due to Buyer's Agent as referred to in this paragraph unless, as a term or
34 condition of the contract of sale, the seller has agreed to pay such difference to Buyer's Agent at closing.

35
36 6. BUYER'S AGENT'S DUTY: Buyer's Agent shall:
37 (a) Use diligence in its search to locate a property which is acceptable to Buyer.
38 (b) Use professional knowledge and skills to assist Buyer to negotiate for the purchase of such property.
39 (c) Assist the Buyer throughout the transaction and to represent Buyer's best interests.

40
41 7. BUYER'S DUTY: Buyer shall:
42 (a) Provide accurate and relevant personal information to Buyer's Agent regarding Buyer's financial ability to purchase real
43 estate.
44 (b) Advise Buyer's Agent of any home offered for sale to Buyer where Buyer may have an interest in purchasing such property.
45 (c) Submit through Buyer's Agent, any offer to purchase or contract on a property which was shown to Buyer by Buyer's Agent.

46
47 8. OTHER BUYERS: Other potential buyers may be interested in the same properties as Buyer. It is agreed that Buyer's Agent
48 may represent such other potential buyers whether such representation arises prior to, during, or after the termination of this
49 Agreement. In any such situation, Buyer agrees that Buyer's Agent will not disclose to any other potential buyer the terms of the
50 Buyer's offer or any other confidential information concerning the Buyer and also will not disclose to Buyer the terms of any other
51 buyer's offer or any confidential information concerning the other buyer(s).

52
53 9. DUAL AGENCY: Buyer understands that Buyer's Agent may elect to represent a seller as well as Buyer in the sale and
54 purchase of such seller's property. In such event, Buyer acknowledges that Buyer's Agent will be a dual agent, and pursuant to law,
55 will have to obtain the written informed consent of both the seller and Buyer for the Buyer's Agent to be a Disclosed Dual Agent.
56 Buyer understands that by consenting to the Buyer's Agent to be a Disclosed Dual Agent, there will be a limitation on the Buyer's
57 Agent's ability to represent either the Buyer or seller fully and exclusively. Buyer's Agent, when acting as a Disclosed Dual Agent,
58 will not be able to put either the seller's interests ahead of the Buyer's nor the Buyer's interests ahead of the seller's. **Buyer's**
59 **consent to Buyer's Agent being a Disclosed Dual Agent shall be deemed to have been given only when the "Informed**
60 **Consent to Dual Agency" which appears on the reverse of this Agreement is signed by the Buyer.**

61
62 10. Buyer acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

63
64 11. Buyer hereby acknowledges receipt of a signed copy of this legally binding Agreement and agrees to be bound by and
65 comply with its terms and conditions.

66
67 IF BUYER DOES NOT UNDERSTAND ALL OF THE TERMS OF THIS AGREEMENT, LEGAL ADVICE SHOULD BE
68 SOUGHT BEFORE SIGNING.

69 By: _____
70 Buyer's Agent BUYER Date

71
72
73 _____
74 NJAR® Form-121-9/05 C21 Innovative Realty Inc BUYER Date