



Buyer/Tenant Representation Agreement



1. **PARTIES:** The parties to this agreement are

Client(s): _____

Address: _____

City, State, Zip: _____

Cell Phone: _____

Email: _____

Broker: San Jac Real Estate / David Turnquist TREC License # 0469898

Address: 3222 Somerton Dr, La Porte TX 77571

Cell Phone: 713-894-9436 Fax: 281-476-6533

Email: Dave@SanJacRealEstate.com

Authorized Agent Representative: _____

2. **APPOINTMENT:** Client grants to Broker the right to act as the client’s real estate agent for the purpose of acquiring a property in the market area

3. **DESCRIPTION:** The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

4. **FEES:** The client is not responsible for paying the Broker any fees or commissions. The Broker will be paid from the listing agent at closing through the MLS commission split agreement.

5. **TERM:** This agreement begins on _____ and ends in 30 days. The client may terminate this agreement at any time prior to submitting an offer on a property. There is no early termination fee. This agreement will remain in effect past the 30 days if the client has an EXECUTED contract at title waiting to close and that contract was prepared by the Broker or Broker’s representative in this agreement. This agreement will terminate when the home closes or if the contract at the title company is terminated.

6. **FAIR HOUSING DISCLOSURE:** Fair housing laws require the Property to be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, or familial status. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, sexual orientation, or age).

7. **INTERMEDIARY:** If the Broker represents the seller of a home that the buyer in this agreement is interested in buying or leasing, the buyer agrees to allow the Broker to become an INTERMEDIARY with the seller and the buyer. (See Form “Information About Brokerage Services” regarding INTERMEDIARY status).

8. **EXPECTATIONS:** You can expect your agent to assist you with finding available homes, show you available homes, advise you about what to offer and what the market value of each home is, answer questions you have about financing, submit offers/contracts, answer questions about the home inspection process, attend the closing, and to be available by phone/text and email on a daily basis. Your agent can expect you to get pre-approved for a loan and provide the pre-approval letter to your agent, inform your agent of homes that interest you after you have screened them on the internet and driven by the property to ensure you really want to see inside, respond to calls/texts and emails from your agent and lender, give at least 12 hours minimum notice for home showings, show up on time to all appointments, and to notify any and all agents/salespersons that you are represented by an agent.

San Jac Real Estate Broker/Agent _____ Date _____ Buyer Client(s) _____ Date _____