



BUYER'S REAL PROPERTY BROKERAGE AGREEMENT NEVADA



1 _____ (CLIENT)
2 and _____ (LICENSEE) of _____ (Company)
3 hereby agree that licensee shall exclusively assist BUYER in the location, negotiation and acquisition of real property described
4 below on the following terms and conditions. This Agreement shall commence on _____ and terminate
5 at Midnight on _____.

6
7 **DESCRIPTION OF PROPERTY TO BE ACQUIRED:** ☐ Residential ☐ Commercial
8 TYPE, LOCATION AND REQUIREMENTS OF PROPERTY:

9 _____
10 _____
11 _____
12 or other property suitable to Buyer.

13
14 **TERMS AND CONDITIONS:**
15 PRICE RANGE, FINANCING, OTHER

16 _____
17 _____
18 _____

19
20 **COMPENSATION TO BROKER:**

21 Client agrees to pay, as compensation for Licensee's efforts:
22 a. _____ % of purchase price or \$ _____ at close of escrow, through escrow;
23 b. _____ % of the purchase option consideration paid or a fee of \$ _____ for obtaining an option on
24 property acceptable to Client and _____ % of the purchase price upon exercise or assignment of the option.
25 c. \$ _____ for locating a property acceptable to Client and negotiating a lease thereon.
26 d. Other: _____
27 _____
28 _____
29 _____

30
31 Client authorizes Licensee to recover said compensation from seller's/owner's proceeds at close of escrow, or execution of an
32 option, exercise of an option and/or execution of a lease, whichever is applicable. Any amounts not paid by sellers/owners remain
33 the obligation of the Client.

34
35 The above amounts shall be reduced by the amount of any portion paid from seller's proceeds or by listing Broker to
36 Licensee.

37
38 **COMPENSATION PAYABLE WHEN:**

39 1. Client or anyone acting on Client's behalf purchases, exchanges, obtains an option for, or a lease on, any real property
40 suitable to buyer, during the term hereof, with or without the assistance of Licensee. OR
41 2. Client or anyone acting on Client's behalf purchases, exchanges, obtains an option for or a lease on any real property
42 suitable to buyer, within _____ days after the termination of this Agreement, which was presented to Client during the term
43 hereof, provided that Licensee shall have provided a list of such properties to Client within ten (10) days after the termination of
44 this Agreement. However, this provision shall not apply, if during the term of said protection period, a valid Buyer Brokerage
45 Agreement is entered into with another licensed real estate broker.
46 This is an exclusive Agreement with the following exceptions: _____
47 _____
48 _____
49 _____

50
51 **NOTICE:** The amount or rate of real estate commissions are not set by law, they are set by each broker individually and may be
52 negotiable between the Client and the broker.

53
54 **LICENSEE'S OBLIGATIONS:** Licensee agrees to represent Client and to fulfill all Licensee's duties as prescribed in Nevada
55 Revised Statutes chapter 645.252, Nevada Administration Code 645.637. Licensee may cooperate with other Licensee's in an
56 effort to locate property described herein and may divide fees in any acceptable manner between the Licensees. If Licensee
57 receives compensation from anyone other than Client, Licensee shall disclose such compensation. Client herewith acknowledges
58 receipt of the form entitled Duties Owed by a Nevada Real Estate Licensee.

59
60 **OTHER POTENTIAL BUYERS:** Client acknowledges that Licensee may represent other Clients seeking to acquire the same or
61 or similar properties as Client and herewith consents to such representation of other Clients before, during and after the term of this
62 Agreement.

1 **CLIENT'S OBLIGATIONS:** Client agrees to provide, upon request, any relevant personal and financial information needed to
2 assure Client's ability to acquire property described herein, to view and consider all properties of the nature described above and
3 to negotiate in good faith to acquire such property if acceptable to Client. In the event completion of a transaction negotiated by
4 Licensee is prevented by Client's default, Client shall pay the compensation provided for herein upon such default.

5
6 **CODE OF ETHICS:** Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association
7 of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics.
8 To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of
9 REALTORS®.

10
11 **ATTORNEY'S FEES:** If any action is brought to enforce the terms of this Agreement, or arising out of the execution of this
12 Agreement or to collect fees pursuant to this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's
13 fees and court costs, as determined by the court having jurisdiction over such action.

14
15 **ENTIRE AGREEMENT:** The contents hereof constitute the entire Agreement between parties hereto, supersede any and all
16 previous agreements, oral and/or written, and may be modified only in writing which writing must be signed by all parties to be
17 effective.

18
19 A real estate Licensee is qualified to advise on matters relating to real estate transactions. If legal or tax assistance is needed or
20 desired, please consult a qualified professional in those fields.

21
22 Receipt of a copy of this Agreement is hereby acknowledged.

23
24 **IMPORTANT NOTICE:** THIS FORM DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES AND MAY NOT BE
25 SUITABLE FOR ALL BUYER/LICENSEE RELATIONSHIPS. THUS, IF YOU HAVE ANY QUESTIONS OR CONCERNS
26 REGARDING ANY PROVISION HEREIN, DO NOT COMPLETE, MODIFY OR EXECUTE IT BEFORE CONSULTING
27 WITH AN ATTORNEY.

28
29 DATE _____ TIME _____ DATE _____ TIME _____
30
31 CLIENT _____ AGENT _____
32
33 CLIENT _____ COMPANY _____
34
35 ADDRESS _____ ADDRESS _____
36
37 _____
38
39 PHONE _____ PHONE _____
40
41 FAX _____ FAX _____
42
43 EMAIL _____ EMAIL _____