



## Buyer Agency Commission Agreement - For Sale By Owner

This agreement is entered into by and between \_\_\_\_\_ as the “Owner” and \_\_\_\_\_ as the “Broker”.

### Recitals:

A. Owner is the owner of the property commonly known as \_\_\_\_\_  
\_\_\_\_\_ (the “Property”).

B. Owner is endeavoring to sell the Property without the assistance of licensed real estate agents; however, Broker has a client, \_\_\_\_\_ (“Broker’s Client”) to whom she/he would like to show the Property.

C. If Owner sells the Property to Broker’s Client, Owner has agreed to pay the Broker a commission equal to \_\_\_\_\_ % of the sales price of the property (the “Commission”).

Accordingly, the parties agree as follows:

1. **Commission.** If Owner enters into a contract to sell the Property to Broker’s Client at any time within one year from the date of Owner’s signing this Agreement, Owner shall pay the Commission to the Broker at closing.

2. **Buyer Agency.** Owner acknowledges that Broker is the agent representing Broker’s Client with respect to the Property. As the agent for Broker’s Client, the Broker has the duty to act on the behalf of Broker’s Client, and will not be acting on behalf of Owner. This duty requires that all information regarding this transaction that is given to the Broker by Owner be disclosed to Broker’s Client. For example, if you disclose to the Broker that you are compelled by outside circumstances to sell by a certain date, or that you are prepared to lower the price, the Broker would be required to disclose this information to Broker’s Client. Please keep this in mind when communicating with Broker. By signing this agreement, Owner acknowledges that this agency relationship has been previously orally disclosed to Owner.

**Avenue 3 Real Estate, LLC**

**Owner**

By: \_\_\_\_\_  
Broker

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

