

BUYER - TENANT AGENCY AGREEMENT - SHORT FORM

You (Buyer(s) / Tenant(s)) _____ (See signature below)
appoint us (REALTORS Firm Name) **BLANKET REAL ESTATE** as your agent to assist you in locating/purchasing/optioning/or leasing real property or a business acceptable to you.

PROPERTY: The type of property / business you would like to purchase/option/exchange or lease is:

ALL PROPERTIES/BUSINESSES BROUGHT TO YOUR ATTENTION BY BLANKET REAL ESTATE

TERM OF AGREEMENT: FROM * _____ TO ** _____
* (the date this agreement is signed) ** (120 days from signing this agreement)

NOTICE: THE AMOUNT OR RATE OF BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.

PROFESSIONAL SERVICE FEE. You are obligated to pay our professional service fee. **However, you hereby authorize and instruct us to request payment of our professional service fee from the seller/landlord of the property/business and or the seller's/landlord's listing agent.** You agree to pay any amounts due which are not paid by the seller/landlord or the seller's/landlord's listing agent. **We earn the professional service fee if:** (1) during the term of this agreement or within two (2) years after the expiration of this agreement you enter into a contract and/or purchase, option, lease or exchange any real property/business introduced to you by us even though you may have had prior knowledge of or about the location.

If you are purchasing, optioning, leasing or exchanging real property/business you will pay us a professional service fee of \$ _____ or **10.0 %*** For Businesses and/or 6.0 %*** For Real Estate & Leases** of the purchase price including contracts, debt assumptions, cash, notes and inventory or total yearly rentals if leasing. ***** (or as shown on MLS Listing).**

BROKER'S DUTIES: (A) We will attempt to locate real property/business for you and assist you in negotiating for the purchase, exchange or lease of the real property/business on terms and conditions acceptable to you.

BUYER'S DUTIES: (A) During the term of this Agreement you will cooperate with us, and be reasonably available to examine real property/business. **(B)** Upon request, you will give us financial and personal information regarding your purchase abilities and needs. **(C)** You agree we may enforce this Agreement against you, or against your heirs, administrators, executors, and assigns. **(D)** You agree to pay any costs and attorney's fees which we may incur to collect any moneys due us under this Agreement.

DUAL AGENCY REPRESENTATION. You understand and agree that we may also be a seller's agent for the listed property/business. In that event we would become dual agents, representing both you and the seller.

STATEMENTS REQUIRED BY LAW: (1) *The real estate broker may be entitled to certain lien rights pursuant to sub section (d) of section 20-325a of the Connecticut General Statutes.* (2) *This Agreement is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions. (C.G.S. Title 46a, chapter 814c).*

IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, COLOR, CREED, RELIGION, NATIONAL OR ETHNIC ORIGIN, ANCESTRY, SEX, MARITAL STATUS, AGE, SEXUAL ORIENTATION, LEARNING DISABILITY, PHYSICAL OR MENTAL HANDICAP, DISABILITY, DISORDER OR RETARDATION, (INCLUDING BUT NOT LIMITED TO BLINDNESS OR DEAFNESS), FAMILIAL STATUS, (FAMILIES WITH CHILDREN UNDER AGE 18), LAWFUL SOURCE OF INCOME IN THE ACQUIRING OR THE DISPOSITION OF REAL PROPERTY.

FACSIMILE. The parties acknowledge that this Agreement may be transmitted between them by facsimile machine and the parties intend that a faxed Agreement containing either the original and/or copies of the parties' signature(s) shall constitute a binding Agreement. The parties acknowledge receipt of this Agreement.

REALTOR: (Firm Name) **BLANKET REAL ESTATE** Buyer _____ Date _____

By:(Author. Rep.) **C. J. Vlahos** Date _____ Buyer _____ Date _____

No & Street **6 Sleepy Hollow Rd** No & Street _____

City, State, Zip **New Fairfield, CT 06812** City, State, Zip _____