



**SINGLE PROPERTY BUYER REPRESENTATION AGREEMENT**

Coldwell Banker Residential Real Estate LLC d/b/a Coldwell Banker Realty (“Coldwell Banker”) and \_\_\_\_\_ (“Buyer” or “You”) (collectively the “Parties”) enter into this Single Property Buyer Representation Agreement (“Agreement”) on \_\_\_\_\_.

Beginning on the date above and continuing for the next \_\_\_\_\_ days (120 days if left blank) (the “Purchase Period”) Coldwell Banker will have the exclusive right to represent You in connection with your efforts to purchase the property (or any interest therein) located at \_\_\_\_\_ (the “Property”).

**Section 1 – Duration:** If, upon expiration of the Purchase Period, You are a party to a contract to purchase the Property (a “Purchase Contract”) or are engaged in negotiations relating to the purchase of the Property, this Agreement shall automatically extend until negotiations conclude or the Purchase Contract closes, whichever occurs later.

**Section 2 – Representation:** Broker designates and Buyer accepts \_\_\_\_\_ (“Designated Agent”) as the only legal agent(s) of Buyer for the purpose of representing Buyer in the acquisition of the Property by Buyer.

**Section 3 – Commission:** If You purchase the Property, You agree to pay Broker a total commission of \$425.00 and \_\_\_\_\_% of the purchase price (the “Commission”). *You acknowledge and understand that brokerage commissions are not set by law, are fully negotiable, and may be paid by the seller, the buyer, the landlord, the tenant, or a third party, or by sharing or splitting the fees and commissions between brokers.*

If, during the Protection Period (180 days after the termination of this Agreement), Buyer acquires the Property, then Buyer agrees to pay Broker the compensation provided for in this Section.

**Section 4 – Offers of Compensation:** The Property may include an offer of compensation (“Compensation Offer”) to Broker from the seller (“Seller”) or listing broker (“Listing Broker”) which may be lower, higher, or the same as the amount of the Commission that You agree to pay Broker in Section 3. If You purchase the Property, the amount that You owe Broker under Section 3 will be reduced by the amount of the Compensation Offer received by Broker on Your side of the transaction. You agree and understand that (a) You may include a provision in your purchase offer to the Seller that reflects your expectations, if any, regarding the amount of the Commission, if any, that You want the Seller to pay to Broker to reduce or eliminate Your obligation under Section 3, (b) if accepted by the Seller, You should ensure that the Seller’s agreement to pay any part of the Commission is included in your final sales contract, (c) any seller concessions that are offered and agreed to will first be applied to payment of any unpaid portion of the Commission at closing, and (d) if Broker is also the Listing Broker, the list side commission paid to Broker by the Seller is not included in calculating the amount paid to Broker at closing for purposes of reducing any portion of the Commission You may owe to Broker. Broker will not accept compensation on your side of the transaction from any source that exceeds the amount agreed to herein.

**Section 5 – Commission Due / Related Party Purchase:** If, during the Purchase Period, (a) your immediate family member, (b) any entity or trust in which You or your immediate family member have a direct or indirect interest, or (c) any person or entity to whom You assign a Purchase Contract enters into a contract to purchase the Property, You will be obligated to pay Coldwell Banker the Commission (less the amount of the Compensation Offer received by Coldwell Banker). The term “purchase” in this Agreement means obtaining, directly or indirectly, title to or any interest, in the Property whether through purchase, option, exchange, or any other interest (including, but not limited to, the conveyance of stock or membership interests in any ownership entity).

**Section 6 – Failure to Close:** If a transaction fails to close because of fault on the part of Buyer, the Commission provided for in Section 3 will not be waived, and will be due and payable immediately. Fault on the part of Buyer will not include Buyer’s cancellation of a purchase agreement per the purchase agreement’s terms.

**Section 7 – Indemnification:** Buyer agrees to defend, indemnify and hold Broker and Designated Agent harmless from all claims, disputes or litigation and all judgments, loss, damage, cost or expense, including attorneys' fees, incurred by Broker or Designated Agent, arising out of Buyer’s breach of this Agreement, or the collection of fees or Commissions due Broker pursuant to the terms and conditions of this Agreement or arising out of Buyer's misstatements or misinformation provided by Buyer to Broker and/or Designated Agent. Damages for any fault or breach of contract on the part of the Broker and/or Designated Agent shall be limited to the amount of the commission that the Broker received. In no event shall Buyer receive any exemplary damages from Broker. If Buyer fails to pay any Commission earned as described in Section 3, Buyer is responsible for all costs and expenses, including reasonable attorney's fees incurred by Broker to collect the Commission.

**Section 8 – Entire Agreement:** This Agreement constitutes the entire agreement between the parties relating to the subject hereof, and any prior agreements pertaining hereto, whether oral or written, have been merged and integrated into this Agreement. Any modification of the terms of this Agreement must be in writing and signed or initialed by the parties. No assignment of Buyer's interest under this Agreement and no assignment of any rights in real property obtained for Buyer pursuant to this Agreement shall operate to defeat any of Broker's rights under this Agreement. This Agreement may be executed in multiple copies and Buyer's signature hereon acknowledges that Buyer has received a signed copy. You received the Other Important Information for Buyers set forth on page 2 of this Agreement, which is incorporated into and part of this Agreement.

Additional Terms:

DESIGNATED AGENT SIGNATURE / DATE

BUYER/BENEFICIARY/DATE & TIME

CITY/STATE/ZIP

ADDRESS

BUYER/BENEFICIARY/DATE & TIME

MOBILE PHONE

CITY/STATE/ZIP

ADDRESS

EMAIL ADDRESS

**Other Important Information for Buyers**

**This information is included in and made a part of the Single Property Buyer Representation Agreement.**

**Representation:** Broker reserves the right to appoint additional designated agents for Buyer when, in Broker's discretion, it is necessary. Buyer shall be informed in writing within a reasonable time of any such appointment. Buyer represents that Buyer has not entered into any other exclusive buyer representation agreement that is currently in effect. Buyer understands that this Agreement contemplates that if Buyer acquires the Property, whether through the efforts of the Buyer, another real estate firm besides Broker's, or anyone else, Buyer will be obligated to compensate Broker pursuant to Section 3 of the Agreement.

**Other Buyers & Sellers:** Buyer understands that the Designated Agent may represent other buyers and sellers, and that the Designated Agent may represent other prospective buyers who may be interested in acquiring the same property that Buyer is interested in acquiring.

**Previous Representation:** Buyer understands that Broker and/or Designated Agent may have previously represented the seller from whom Buyer wishes to purchase property. During that representation, Broker and/or Designated Agent may have learned material information about the seller that is considered confidential. Under the law, neither Broker nor Designated Agent may disclose any such confidential information to Buyer even though the Broker and Designated Agent now represent the Buyer.

**Agency Relationships:** Buyer has read Broker's Consumer Guide to Agency Relationships, agrees that the provisions of that policy are a part of this Agreement, and consents to Broker and its real estate salespersons and agents acting in accordance with that policy.

**Fair Housing and Blockbusting Statement:** It is illegal, pursuant to the Ohio fair housing law, division (H) of section 4112.02 of the Revised Code, and the federal fair housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

**Property Condition & Service Providers:** Buyer acknowledges that Broker and Designated Agent are being retained solely as real estate professionals, and not as attorneys, tax advisors, surveyors, structural engineers, home inspectors, environmental consultants, architects, contractors, or other professional service providers. Buyer understands that such other professional service providers are available to render advice or services to the Buyer, if desired, at Buyer's expense and the choice of any service provider rests solely with Buyer. It is the responsibility of Buyer to (a) obtain a property survey, (b) personally verify any zoning, square footage, building materials, and permitted uses, (c) obtain any inspections, including inspections of the condition, type, quality, and remaining useful life of the roof, structural, appliances, pool, plumbing, electrical, HVAC systems, termite, open permits, unpermitted improvements or repairs, and septic/water/sewage (hookups, source of service, and condition); (d) have an inspector verify prior to closing that any agreed repairs were properly made by an appropriately licensed person; and (e) personally perform a walkthrough inspection before closing. It is the responsibility of Buyer to personally review any public information regarding any property Buyer is interested in purchasing as it may indicate a discrepancy with other information provided to Buyer. If there are any discrepancies, Buyer agrees (i) to investigate the reason for any such discrepancy and/or consult with a lawyer, general contractor, or other professional, and (ii) not to rely on Broker or Designated Agent for any of the matters described above.

Real estate agents affiliated with Coldwell Banker Realty are independent contractor agents and are not employees of the Company. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. Revised 7/29/25

# ONE-STOP SHOPPING *for your* HOME BUYING JOURNEY

Coldwell Banker Realty is committed to simplifying your home buying process while positioning you for success in a competitive home buying market. Our affiliated service providers are on standby, ready to assist you in all aspects of your transaction in a seamless, professional, and integrated manner.

## MORTGAGE SERVICES

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**Speed and simplicity matter.** The ability to qualify for a mortgage on favorable terms and close quickly can mean the difference between securing your dream home and falling short in a competitive market.

**Guaranteed Rate Affinity offers a fast, competitive, and seamless process.** Thanks to Guaranteed Rate Affinity's digital mortgage platform, the entire process can be completed in as little as **15 minutes**.

By initialing YES below, You consent to being contacted by Guaranteed Rate Affinity by phone, text, automated telephone dialing system or artificial pre-recorded voice message using the contact information you provided on page 2. You are not required to provide consent in order to obtain mortgage products or services from Guaranteed Rate Affinity.

(Initial) YES, I would like additional information from Guaranteed Rate Affinity (Mortgage)

(Initial) NO, I am not interested in learning more about Guaranteed Rate Affinity's competitive mortgage products and services.

## PREMIUM TITLE SERVICES

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Your home is one of your largest investments — protecting it is essential. **Residential Title ensures quick and seamless title underwriting, closing, and document recording services** to safeguard your ownership rights and provide peace of mind. Potential title issues are identified and resolved before closing, ensuring your transaction is completed smoothly and on time.

By initialing YES below, you agree that (i) upon entering a contract of purchase and sale, You direct your title insurance /closing services order to Residential Title, and (ii) You received Coldwell Banker Realty's Affiliated Business Arrangement Disclosure Statement which includes, but is not limited to, Residential Title estimate of charges or range of charges.

(Initial) YES, I direct my title insurance/closing services order to Residential Title upon entering a contract of purchase and sale.

(Initial) NO, I do not want to direct my title insurance/closing services order to Residential Title.

*Don't delay – get started on simplifying your transaction and getting ready to buy!*

