

EXCLUSIVE RIGHT TO REPRESENT



1 BROKERFIRM	REA	LTOR"			OPPORTUNITY
3 OFICE ADDRESS PHONE NUMBER 4 CLENT(S) NAME	1	BROKER(FIRM)		_ DATE	
4 CLEINT(S) MME 5 CLEINT(S) MORESS 7 CLEINT(S) PHONE NUMBER(S) HOME	2	DESIGNATED AGENT			
4 CLEINT(S) MME 5 CLEINT(S) MORESS 7 CLEINT(S) PHONE NUMBER(S) HOME	3	OFFICE ADDRESS	PH	IONE NUMBER	
5 CLENT(S) ADDRESS 6 CITY PARSH STAT ZIP 7 CLENT(S) PHONE NUMBER(S) HOME OFFICE FAX 8 APPOINTMENT OF DESIGNATED AGENT: FAX 7 Bracker designates and Cleant accepts the lettine Anguildies with include, my particulas, apprendix the ball option, exchange, to find for the option of the ball option of the ball option. Cleant State associate allitided with the ball option. 1 Bracker designates and Cleant accessing. Any additional agents so designated shall be included in the term. 'Designated Agent' as used in this agreement. In the acting as legal agent of the Cleant Bracker age the thereunder. Receipt of this let is hereby acknowledged by Broker. 1 CONSULTATION FEE: Contragrees to pay Bracker a non-relundable lete of \$	4				
6 CITY	5				
7 CUENT(S) PHONE NUMBER(S) HOME	6	CITY	PARISH	STATE	ZIP
8 APPOINTMENT OF DESIGNATED AGENT: 9 Bioker designates and Client accepts the Designated Agent named above (Designated Agent) as the legal agent of Client tor headprint of das S. Client understands and agroes that nether Bioker nor any other sates associated allialed with Bioker of any other sates associated allials and expertence in the same associated agent as used in this agreement. 10 CONSULTATO FEE: Construction of a properties acceptable to the Client. 10 CONSULTATO FEE: The agreement of any torokers and and in the Client. 11 COSSULTATO AGENTS OBLIGATIONS: The agreement is client in client properties acceptable to the Client. 12 Loss of the Client hosting properties acceptable to the Client during negatiations for the aquisition of the property and as and an the Client's beat interest. 13 Loss string in Client Agroes: The association of the agent of the	7	CLIENT(S) PHONE NUMBER(S) HOME	OFFICE	FAX	
15 Client agrees to pay Broker a non-refundable fee of \$	9 10 11 12	APPOINTMENT OF DESIGNATED AGENT: Broker designates and Client accepts the Designate representing Client in the acquisition of real estate. A lease of property or an agreement to do so. Client un will be acting as legal agent of the Client. Broker shal	ed Agent named above (Designated A Acquisition shall include any purchase, a Inderstands and agrees that neither Brok Il have the discretion to appoint one or n	gent) as the legal agent greement to build, option er nor any other sales as nore additional Designate	of Client for the purpose of , exchange, bond for deed or ssociate affiliated with Broker ed Agents for Client as Broker
10 Designated Agent agrees: 11 to assist the Client in locating properties acceptable to the Client. 22 to use professional knowledge, skills and expertise in assisting the Client during negotations for the aquisition of the property: and 23 to assist the Client introughout the transition and act in the Client's best interest at all times. 24 Designated Agent will give proper notice of the agency relationship established by his agreement to all parties. 25 In consideration of this agreement the Client agrees: 26 In to work exclusively, during the term of this agreement, with Designated Agent(s) for the acquisition of a property described by Client: 2. to tom the Broker the compensation set from the below: 31 to gap the Broker the compensation set from the below: 32 to make time written evidence of lunds within: 33 to gap the Broker the compensation set from the below: 34 to make time written evidence of lunds within: 35 the paying cash to provide written evidence of lunds within: 36 the paying cash to provide unitten evidence of lunds within: 35 the Display term pays the pay term basis in the agreey relationship and misunderstandings about liability for compensation. 36 EENERAL NATURE OF PROPERTY: 37	15	CONSULTATION FEE: Client agrees to pay Broker a non-refundable fee of \$ may be credited against the payment of any brokerag	for initial إ ge fee hereunder. Receipt of this fee is h	professional consultation hereby acknowledged by	and research, which amount Broker.
23 CLIENT'S OBLIGATIONS: 21 In consideration of this agreement the Client agrees: 21. to write exclusively, during the term of this agreement, with Designated Agent(s) for the acquisition of a property described by Client; 21. to trinsh all relevant personal and financial information necessary to insure Client's ability to acquire the property and to hold Broker and Designated Agent(s)(harmises from liability resulting from inaccurate information. 23. to pay the Broker the compensation set oftm below: 24. to make linely loan application and provide Lender with all necessary information to obtain financing; and 31. to pay the Broker the compensation set oftm below: 23. to pay the Broker the compensation set oftm below: 24. to make linely loan application and provide Lender with all necessary information to obtain financing; and 31. to pay the device the device of tunds within days of acceptance of any offer to purchase, agreement to bulld, option, exchange, bond for deed or lease of property or an agreement to do so. 23. The Client must consult with the Designated Agent before visiting any property or before contacting any other licensees representing selence of any offer to purchase, agreement to bulld, option, exchange, bond for deed or lease of property: 33. to avoid the possibility of contusion over the agency relationship and misunderstandings about liability for compensation. 34.	18 19 20	Designated Agent agrees: 1. to assist the Client in locating properties accepta 2. to use professional knowledge, skills and experti	tise in assisting the Client during negotia	ations for the aquisition of nes.	the property; and
24 In consideration of this agreement the Client agrees: 1. to turnish all relevant personal and financial information necessary to insure Client's ability to acquire the property and to hold Broker and Designated Agrent(s) harders in liability resulting from inaccurate information. 23 to pay the Broker the compensation set forth below: 24 to make timely loan application and provide Lender with all necessary information to obtain financing; and 3. to pay the Broker the compensation set forth below: 24 to make timely loan application and provide Lender with all necessary information to obtain financing; and 3. to pay the Broker the compensation set forth below: 24 the Client must consult with the Designated Agent before within davecptance of any offer to purchase, agreement to build, option, exchange, bond for deed or lease of property or an agreement to do so. 3. The Client must consult with the Designated Agent before within gan y property or before contacting any other licensees representing selers or lessors, to avoid the possibility of confusion over the agency relationship and misunderstandings about liability for compensation. 3. GENERAL NATURE OF PROPERTY: 3. The specific criteria for the property to be acquired shall be stated by Client to Designated Agent, from time to time, orally and/or in writing. 3. It is understood by all parties to this agreement that changes in Client's preferences (listed below) do not nullify t	22	Designated Agent will give proper notice of the agence	cy relationship established by his agreer	nent to all parties.	
 33 sellers or lessors, to avoid the possibility of confusion over the agency relationship and misunderstandings about liability for compensation. 34 GENERAL NATURE OF PROPERTY: 35 The specific criteria for the property to be acquired shall be stated by Client to Designated Agent, from time to time, orally and/or in writing. 36 It is understood by all parties to this agreement that changes in Client's preferences (listed below) do not nullify this agreement. 37 (Check classifications that apply) 38 Type: residential residential income vacant land commercial industrial agricultural land 39 Price (based on the range of values of property in the market area) to \$	24 25 26 27 28 29 30	 In consideration of this agreement the Client agrees: to work exclusively, during the term of this age. to furnish all relevant personal and financial in and Designated Agent(s)harmless from liability r to pay the Broker the compensation set forth bel to make timely loan application and provide Lend 	greement, with Designated Agent(s) for nformation necessary to insure Client's resulting from inaccurate information. low; der with all necessary information to obt	s ability to acquire the p tain financing; and	property and to hold Broker
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Price (based on the range of values of property in the market area) Approximate Price Range: \$	37	(Check classifications that apply)			
 42 (check classifications that apply) 43 Cash Conventional VA FHA Lease specify other 44 PREFERRED LOCATION: 45 The area serviced by the Greater Baton Rouge Association of REALTORS® and/or 46 Additional Features, Terms and/or Conditions: 47 48 49 50 	39	Price (based on the range of values of property in the	e market area)		C C
 45 The area serviced by the Greater Baton Rouge Association of REALTORS® and/or	42	(check classifications that apply)	Lease 🔲 specify other		
47 48 49 50		PREFERRED LOCATION: The area serviced by the Greater Baton Rouge Assoc	ciation of REALTORS® and/or		
47 48 49 50	46	Additional Features, Terms and/or Conditions:			
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52 Client agrees to compensate Broker during the term of this agreement if the Client, or any other person acting in the Client's behalf, 53 purchases, or agrees to purchase, enters into an agreement to build, executes a bond for deed or lease of property or an agreement to do 54 so, obtains an option on, or exchanges for any real property of the general nature set forth above. The amount of compensation to Broker shall be \$______ or ______ % of the gross amount of any agreement to purchase, agreement to build, option, bond for deed or lease of property or an agreement to do so or value of any exchange that may be negotiated during the existence of the agreement, and shall be payable at the closing of the sale or lease unless otherwise agreed.

The Designated Agent is authorized to negotiate for a commission paid by the owner, the payment of which may be credited against the Client's fee obligation under this agreement. However, the payment of any commission by the owner will NOT make the Designated Agent the agent of the owner.

The brokerage fee shall be earned, due and payable when a property is located whose owner is ready, willing and able to sell or otherwise convey an interest in the property to Client upon terms which are acceptable to Client as evidenced by Client's entering into a purchase, agreement to build, option, bond for deed, exchange, lease or trade contract with such owner. However, upon execution of such contract, the Broker agrees to defer receipt of the brokerage fee until the settlement date stated in the contract which deferral is agreed to soley as an accommodation to Client, and such deferral shall in no way be construed as a waiver of the brokerage fee. In the event the completion of any resulting transaction is prevented by Client's default. Client shall pay to Broker the compensation provided above upon such default.

67 REMEDIES ON DEFAULT:

In the event of default by client, the client shall be liable for damages, compensation earned under this agreement, attorney's fees and other costs incurred in the enforcement of any and all rights under this agreement.

70 TERM OF AGREEMENT

This agreement shall become effective on ______ (month/day/year) and shall terminate at midnight on ______ (month/ day/year). In addition, such brokerage fees described above shall be earned, due and payable if Client acquires property within days after the termination of this agreement, or any extensions thereof, if such property was introduced during the term of this agreement by Designated Agent.

75 OTHER CLIENTS:

76 Client understands that other potential buyers or lessees could also be represented by Designated Agent and that such other buyers or 77 lessees may seek property, submit offers, and contract to acquire property through Designated Agent, including the same property as Client 78 seeks to acquire. Client acknowledges, understands and consents to such representations of other buyers or lessees by Designated Agent 79 or other agents affiliated with Broker.

80 DISCLOSED DUAL AGENCY:

A disclosed dual agent is an agent who represents both the buyer and seller and lessee and lessor in the same transaction, with the knowledge and written consent of both. As a disclosed dual agent, the Designated Agent shall not represent the interests of one party to the exclusion or detriment of the other party and cannot disclose confidential information without prior written consent unless otherwise required by law. Confidential information is that which is designated in writing to Designated Agent or is information the disclosure of which could materially harm the position of the Client. Confidential information may be disclosed to the Broker in order to obtain the Broker's advice or assistance.

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- Client consents to disclosed dual agency and desires to see and acquire properties listed with Designated Agent.
- 89 _____ Client denies disclosed dual agency and chooses not to be shown and not to acquire any properties listed with the Designated 90 Agent.

91 DISCLAIMER:

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92 Client acknowledges that the Designated Agent is being retained solely as a real estate agent and is not an attorney, tax advisor, lender, 93 appraiser, surveyor, structural engineer, home inspector or other professional service provider. Client is advised to seek professional 94 advice concerning the condition of the property or concerning legal and tax matters.

95 EQUAL OPPORTUNITY:

Properties shall be shown and made available to the Client without regard to race, color, religion, sex, handicap, familial status or national origin as well as all classes protected by the laws of the United States, the State of Louisiana, and applicable local jurisdictions.

98 Additional provisions attached: _____ yes

I HEREBY ACKNOWLEDGE RECEIPT OF A SIGNED COPY OF THIS LEGALLY BINDING AGREEMENT AND AGREE TO BE BOUND BY, AND COMPLY WITH, ITS TERMS AND CONDITIONS.

no

101 IF YOU DO NOT UNDERSTAND ALL OF THE TERMS OF THIS DOCUMENT, SEEK COMPETENT LEGAL ADVICE BEFORE SIGNING.

102 103	Client	Date/Time	Client	Date/Time
104		ACCE	PTED	
105 106	Firm			
107 108	Designated Broker		Designated Agent	Date/Time