



**CONTRACT FOR NONEXCLUSIVE  
RIGHT TO REPRESENT BUYER**

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- 1. Date \_\_\_\_\_
- 2. Page 1 of \_\_\_\_\_ pages

3. \_\_\_\_\_ (Buyer) gives  
4. \_\_\_\_\_, Buyer's broker  
(Real Estate Company Name)

5. (Broker), the nonexclusive right to locate and/or to assist in negotiations for the purchase, exchange of or  
6. option to purchase (Purchase) property at a price and with terms acceptable to Buyer. This Agreement starts on  
7. \_\_\_\_\_, 20 \_\_\_\_\_, and ends at 11:59 p.m. on \_\_\_\_\_, 20 \_\_\_\_\_.

8. This Agreement may be canceled by written mutual agreement of the parties.  
9. **Nonexclusive representation means that Buyer has the right to contract with other brokers for representation  
10. in the Purchase of property during the term of this Agreement.**

11. **BROKER'S OBLIGATION:** Broker shall:
- 12. 1. make a reasonable effort to locate property acceptable to Buyer,
  - 13. 2. use professional knowledge and skills to assist in negotiations for the Purchase of property,
  - 14. 3. assist Buyer throughout the transaction,
  - 15. 4. act in Buyer's best interest at all times,
  - 16. 5. comply with all applicable fair housing and nondiscrimination regulations.

17. **BUYER'S OBLIGATION:** Buyer shall:
- 18. 1. work with Broker for the Purchase of property,
  - 19. 2. provide Broker with accurate and relevant personal financial information to determine Buyer's ability to  
20. Purchase property,
  - 21. 3. cooperate with Broker in finding a property to Purchase. After a purchase agreement has been accepted  
22. by seller, Buyer is legally obligated to Purchase the property. If Buyer refuses to close the Purchase for any  
23. reason other than the failure of seller to perform, subject to relevant contingencies, Buyer shall pay Broker  
24. all compensation due under this Agreement.

25. **NOTICE: THE COMPENSATION FOR THE PURCHASE, LEASE, RENTAL OR MANAGEMENT OF REAL  
26. PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE  
27. BROKER'S CLIENT.**

28. **COMPENSATION:**  
29. *(Fill in all blanks.)*

- 30. 1. Buyer shall pay Broker a retainer fee of \$ \_\_\_\_\_ when Buyer signs this Agreement. Broker  
31. shall keep this fee, even if Buyer does not Purchase property. The retainer paid shall apply toward satisfaction  
32. of Buyer's obligation to compensate Broker.
- 33. 2. Buyer shall pay Broker a commission of \_\_\_\_\_ percent (%) of the Purchase price of the property or  
34. \$ \_\_\_\_\_, whichever is greater, when Buyer closes the Purchase, if:  
35. A: Buyer Purchases or agrees to Purchase a property before the end of this Agreement, with the assistance  
36. of the Broker or Broker's salesperson; or  
37. B: within \_\_\_\_\_ days *(not to exceed six (6) months)* after the end of this Agreement, Buyer  
38. Purchases property which either Broker or Broker's salesperson has physically shown Buyer or in which  
39. Buyer has made an affirmative showing of interest to Broker or Broker's salesperson before the end of this  
40. Agreement, as long as Broker has identified this property on a written list Broker gives to Buyer within 72  
41. hours after the end of this Agreement.

42. Broker is authorized to negotiate and receive compensation paid by seller, or broker representing or assisting seller,  
43. if Broker tells Buyer in writing before Buyer signs an offer to Purchase the property. Any compensation accepted by  
44. Broker from seller, or broker representing or assisting seller,  **SHALL**  **SHALL NOT** reduce any obligation of  
------(Check one.)-----

45. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER AND BROKER.**  
46. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

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48. Buyer to pay the compensation by the amount received by seller or broker.  
 49. Buyer shall not be obligated to compensate Broker if upon expiration of this Agreement Buyer has entered into  
 50. another valid contract for exclusive or nonexclusive right to represent buyer, pursuant to which Buyer is obligated  
 51. to compensate another broker for Purchase of real property.

52. **CAUTION: BUYER'S ACTIONS IN LOCATING A PROPERTY MAY AFFECT PAYMENT OF COMPENSATION BY**  
 53. **SELLER(S) AND MAY THEREFORE OBLIGATE BUYER TO PAY ALL OR PART OF THE**  
 54. **COMPENSATION IN CASH AT CLOSING. FOR EXAMPLE: THE ACT OF GOING THROUGH AN**  
 55. **OPEN HOUSE UNACCOMPANIED BY YOUR BROKER OR BROKER'S SALESPERSON OR SIGNING**  
 56. **A PURCHASE AGREEMENT THROUGH ANOTHER BROKER OR WITH OWNER (FOR SALE BY**  
 57. **OWNER) MAY REQUIRE YOUR PAYMENT OF THE FULL COMPENSATION TO YOUR BROKER.**

58. **OTHER POTENTIAL BUYERS:** Broker may represent or work with other potential buyers for the same property  
 59. before, during and after the expiration of this Agreement. Other potential buyers may consider, make offers or  
 60. Purchase through Broker the same or similar properties as Buyer is seeking to acquire.

61. **PREVIOUS AGENCY RELATIONSHIPS:** Broker and salesperson may have had a previous agency relationship  
 62. with a seller of a property Buyer is interested in purchasing. Buyer acknowledges that Buyer's Broker or salesperson  
 63. is legally required to keep information regarding the ultimate price and terms the seller would accept and the  
 64. motivation for selling confidential, if known.

65. **PRIVATE INSPECTION/WARRANTY:** Broker recommends that Buyer obtain a private home inspection to satisfy  
 66. himself/herself with the physical condition of the property. Furthermore, there are warranty programs available for  
 67. some properties which warrant the performance of certain components of a property, which warranty programs  
 68. Buyer may wish to investigate prior to a Purchase of any specific property.

69. **GENERAL NATURE OF PROPERTY:**

70. (Including the following property types: existing, new construction or to-be-built.)

71. *(Check all that apply.)*

72.  Commercial/Industrial

Farm

Recreation

73.  Residential/Investment

Residential/Personal

Vacant Land

74. **CLOSING SERVICES:**

75. **NOTICE:** THE REAL ESTATE BROKER, REAL ESTATE SALESPERSON OR REAL ESTATE CLOSING AGENT  
 76. HAS NOT EXPRESSED AND, UNDER APPLICABLE STATE LAW, MAY NOT EXPRESS OPINIONS  
 77. REGARDING THE LEGAL EFFECT OF THE CLOSING DOCUMENTS OR OF THE CLOSING ITSELF.

78. After a purchase agreement for the Property is signed, arrangements must be made to close the transaction.  
 79. Buyer understands that no one can require Buyer to use a particular person in connection with a real estate closing  
 80. and that Buyer may arrange for a qualified closing agent or Buyer's attorney to conduct the closing.

81. **ADDITIONAL COSTS:** Buyer acknowledges that Buyer may be required to pay certain closing costs, which may  
 82. effectively increase the cash outlay at closing.

83. My choice for closing services.

84. *(Initial one.)*

85. \_\_\_\_\_ Buyer wishes to have Broker arrange for the closing.  
 (Buyer) (Buyer)

86. \_\_\_\_\_ Buyer shall arrange for a qualified closing agent or Buyer's attorney to conduct the closing.  
 (Buyer) (Buyer)

87. **OTHER:** \_\_\_\_\_

88. \_\_\_\_\_

89. \_\_\_\_\_

90. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER AND BROKER.**  
 91. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

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93. **AGENCY REPRESENTATION:** If the Buyer(s) chooses to purchase a property listed by Broker, a dual agency will be  
 94. created. This means that Broker will represent both the Buyer(s) and the Seller(s), and owe the same duties to the  
 95. Seller(s) the Broker owes to the Buyer(s). This conflict of interest will prohibit Broker from advocating exclusively on  
 96. the Buyer(s) behalf. Dual agency will limit the level of representation Broker can provide. If a dual agency should arise,  
 97. the Buyer(s) will need to agree that confidential information about price, terms and motivation will still be kept confidential  
 98. unless the Buyer(s) instructs Broker in writing to disclose specific information about the Buyer(s). All other information  
 99. will be shared. Broker cannot act as a dual agent unless both the Buyer(s) and the Seller(s) agree to it. By agreeing to  
 100. a possible dual agency, the Buyer(s) will be giving up the right to exclusive representation an in-house transaction.  
 101. However, if the Buyer(s) should decide not to agree to a possible dual agency, and the Buyer(s) wants Broker to  
 102. represent the Buyer(s), the Buyer(s) may give up the opportunity to purchase the properties listed by Broker.

103. Buyer's Instructions to Broker:

104.  Buyer(s) will agree to a dual agency representation and will consider properties listed by Broker.

105.  Buyer(s) will not agree to a dual agency representation and will not consider properties listed by Broker.

106. Real Estate Company Name: \_\_\_\_\_

107. \_\_\_\_\_ Buyer: \_\_\_\_\_

108. By: \_\_\_\_\_ Buyer: \_\_\_\_\_  
(Salesperson)

109. \_\_\_\_\_ Date: \_\_\_\_\_

110. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory  
 111. offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may  
 112. be obtained by contacting the local law enforcement offices in the community where the property is located  
 113. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at  
 114. [www.corr.state.mn.us](http://www.corr.state.mn.us).

115. **ADDITIONAL NOTICES AND TERMS:** If either Buyer or Broker brings an action for enforcement of this Agreement,  
 116. the prevailing party in such action shall be entitled to recover all costs and expenses including all reasonable  
 117. attorneys' fees and court costs.

118. **CONSENT FOR COMMUNICATION:** Buyer authorizes Broker and its salespersons to contact Buyer by mail, phone,  
 119. fax, e-mail or other means of communication during the term of this Agreement and any time thereafter.

120. \_\_\_\_\_ (Real Estate Company Name) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

121. (By) \_\_\_\_\_ (Licensee) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

122. \_\_\_\_\_ (Address) \_\_\_\_\_ (Address)

123. \_\_\_\_\_ (Phone) \_\_\_\_\_ (Phone)

124. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER AND BROKER.**  
 125. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**