

Exclusive Right-to-Buy Listing Contract (All Types of Properties)
Section 6. BROKERAGE RELATIONSHIP Only

6. BROKERAGE RELATIONSHIP

a. If the Buyer Agency box at the top of page 1 is checked, Broker shall represent Buyer as a Buyer's Agent. If the Transaction-Brokerage box at the top of page 1 is checked, Broker shall act as a Transaction-Broker.

b. In-Company Transaction – Different Brokers. When seller and Buyer in a transaction are working with different brokers, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Buyer acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with a seller.

c. In-Company Transaction – One Broker. If seller and Buyer are both working with the same broker, Broker shall function as:

(1) SELLER'S AGENT. If the Buyer Agency box at the top of page 1 is checked, the parties agree the following applies:

Check One Box Only

(a) Buyer Agency. If this box is checked, Broker shall represent Buyer as Buyer's Agent and shall treat the seller as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker shall disclose to such customer Broker's relationship with Buyer.

(b) Buyer Agency Unless Brokerage Relationship With Both. If this box is checked, Broker shall represent Buyer as Buyer's Agent and shall treat the seller as a customer, unless Broker currently has or enters into an agency or Transaction-Brokerage relationship with the seller, in which case Broker shall act as a Transaction-Broker, performing the duties described in § 4 and facilitating sales transactions without being an advocate or agent for either party.

(2) TRANSACTION-BROKER. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker shall work with Buyer as a Transaction-Broker. If seller and Buyer are working with the same broker, Broker shall continue to function as a Transaction-Broker.