

BUYER REPRESENTATION AGREEMENT - QUICK GUIDE

Essential Information About Exclusive Buyer Representation in Florida

A Quick Reference for Buyers and Real Estate Professionals

WHAT IS THIS AGREEMENT?

Purpose

An **Exclusive Buyer Representation Agreement** establishes a formal relationship between a property buyer and a real estate broker, giving the broker exclusive rights to represent the buyer in finding and purchasing real estate.

Key Commitment

- **Buyer agrees** to work exclusively with one broker/agent
 - **Broker agrees** to provide dedicated professional services
 - **Mutual obligations** create a professional partnership
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CRITICAL TERMS TO UNDERSTAND

1. EXCLUSIVITY CLAUSE

- **You cannot work with other agents** during the agreement period
- **All property inquiries** must go through your designated broker
- **Violating exclusivity** may result in owing multiple commissions

2. AGREEMENT DURATION

- **Specific start and end dates** (typically 30 days to 6 months)
- **Automatic extension** if you're under contract at expiration
- **Protection period** continues 120 days after expiration

3. PROTECTION PERIOD (120 Days)

- **Most important clause** many buyers overlook
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