



**ILLINOIS REALTORS®**  
**EXCLUSIVE BUYER REPRESENTATION/  
EXCLUSIVE RIGHT TO PURCHASE CONTRACT**  
(DUAL AGENCY DISCLOSURE AND CONSENT INCLUDED)



In consideration of \_\_\_\_\_'s (Brokerage Company hereinafter referred to as "Sponsoring Broker") agreement to designate a licensee affiliated with Sponsoring Broker to act as an agent of the Buyer for the purpose of identifying and negotiating to acquire real estate for \_\_\_\_\_ ("Buyer"), the Buyer hereby grants to Sponsoring Broker the relationship as marked in Section 1 of the Contract.

**SECTION 1: TYPE OF REPRESENTATION**

(Instruction: check the box next to desired choice – choose one):

- Exclusive Representation.** Buyer understands that this exclusive right to represent Buyer (Exclusive Representation) means that if the Buyer makes an acquisition of property, whether through the efforts of Sponsoring Broker and their agents or through the efforts of another real estate office or agent, Buyer will be obligated to compensate Sponsoring Broker pursuant to Section 3 of this Contract. This Exclusive Agency shall be effective for the following area: \_\_\_\_\_. The term "acquisition" shall include the purchase, lease, exchange or option of real estate. Buyer reserves the right to purchase on Buyer's own without assistance of the Sponsoring Broker or any other broker.
- Exclusive Right to Acquire.** Buyer understands that this "exclusive right to purchase" means that if Buyer acquires any property, whether through the efforts of the Buyer, Sponsoring Broker and their agents, another real estate agency besides Sponsoring Broker's, or other third party, Buyer will be obligated to compensate Sponsoring Broker pursuant to Section 3 of this Contract. This exclusive right to acquire shall be effective for the following area: \_\_\_\_\_. "Acquisition" shall include the purchase, lease, exchange or option of real estate.

Sponsoring Broker designates and Buyer accepts \_\_\_\_\_ ("Buyer's Designated Agent") as the legal agent(s) of Buyer for the purpose of representing Buyer in the acquisition of real estate by Buyer. Buyer understands and agrees that neither Sponsoring Broker nor any other licensees affiliated with Sponsoring Broker (except as provided for herein) will be acting as legal agent of the Buyer. Sponsoring Broker shall have the discretion to appoint a substitute designated agent for Buyer as Sponsoring Broker determines necessary. Buyer shall be advised within a reasonable time of any such substitution.

**SECTION 2: TERM (Check One)**

- This Contract shall be effective until 11:59 p.m. on \_\_\_\_\_, 20\_\_\_\_, when it shall then terminate. This Contract is irrevocable and can be terminated prior to the termination date only by written agreement of the parties. If this termination date exceeds one year from the date of execution, Buyer shall have the right to terminate each year thereafter by giving at least 30 days' written notice to terminate prior to the expiration date. If within \_\_\_\_ days after the termination of this Contract (i.e. the protection period), Buyer purchases any property to which Buyer was introduced by Buyer's Designated Agent, then Buyer agrees to pay Sponsoring Broker the compensation provided for in Section 3. However, no compensation will be due to Sponsoring Broker if, during this protection period, Buyer enters into a separate buyer representation agreement with another broker.
- This Contract shall automatically renew on \_\_\_\_\_, 20\_\_\_\_, and on \_\_\_\_\_ of each succeeding year (each date to be known herein as "Renewal Date") unless Buyer provides Sponsoring Broker written notice of Buyer's intention to not renew this contract no more than thirty (30) days and no less than \_\_\_\_\_ (\_\_\_\_) days prior to the Renewal Date.

**SECTION 3: COMPENSATION FOR SERVICES (SELECT ONE)**

- Sponsoring Broker and Buyer expect that Sponsoring Broker's compensation for services will be paid by the seller or seller's broker for Sponsoring Broker's acting as a cooperating agent. However, if Sponsoring Broker is not compensated by seller or seller's broker, or if the amount of compensation paid by seller or seller's broker is not at least \_\_\_\_\_% of the purchase price (as defined in the local/regional MLS), then Buyer agrees to pay Sponsoring Broker the difference between \_\_\_\_\_% of the purchase price and what seller or seller's broker actually paid to Sponsoring Broker.
- Buyer agrees to pay Sponsoring Broker \_\_\_\_\_% of the purchase price or \$ \_\_\_\_\_ as a flat fee as compensation for Sponsoring Broker's services provided to Buyer in Buyer's acquisition of real estate.

This Section applies if the Buyer enters into a contract to acquire real estate during the term of this Contract or the protection period, and such contract results in a closed transaction. Any modification to this Section, including the compensation to be paid to Sponsoring Broker, shall be by a separate written agreement to this Contract.

**SECTION 4: BUYER'S DESIGNATED AGENT'S DUTIES**

- (a) To use Buyer's Designated Agent's best efforts to identify properties listed in the multiple listing service that meet the Buyer's specifications relating to location, price, features and amenities, as identified on the attached Buyer's Information Checklist.
  - List here any sources for properties other than the multiple listing service Buyer would like Buyer's Designated Agent to research:
- (b) To arrange for inspections of properties identified by the Buyer as potentially appropriate for acquisition.

- (c) To advise Buyer as to the pricing of comparable properties.
- (d) To assist Buyer in the negotiation of a contract acceptable to the Buyer for the acquisition of property.
- (e) To provide reasonable safeguards for confidential information that the Buyer discloses to Buyer's Designated Agent.
- (f) Other services: \_\_\_\_\_

**SECTION 5: SPONSORING BROKER'S DUTIES**

- (a) To provide through Buyer's Designated Agent, those brokerage services set forth in Section 15-75 of the Illinois Real Estate License Act.
- (b) To provide Buyer's Designated Agent with assistance and advice as necessary in Buyer's Designated Agent's work on Buyer's behalf.
- (c) To make the managing broker affiliated with Sponsoring Broker, or designated representative, available to consult with Buyer's Designated Agent as to Buyer's negotiations for the acquisition of real estate, who will maintain the confidence of Buyer's confidential information.
- (d) To make other licensees affiliated with licensees aware of Buyer's general specifications for real property.
- (e) As needed, to designate one or more licensees as Designated Agent(s) of Buyer. \_\_\_\_\_

**SECTION 6: BUYER'S DUTIES**

- (a) To complete the Buyer's checklist which will provide Buyer's specifications for the real estate Buyer is seeking.
- (b) To work exclusively with Buyer's Designated Agent to identify and acquire real estate during the time that this Contract is in force.
- (c) To supply relevant financial information that may be necessary to permit Buyer's Designated Agent to fulfill Agent's obligations under this Contract.
- (d) To be available upon reasonable notice and at reasonable hours to inspect properties that seem to meet Buyer's specifications.
- (e) To pay Sponsoring Broker according to the terms specified in Section 3 of this Contract.

**SECTION 7: REPRESENTING OTHER BUYER**

Buyer understands that Buyer's Designated Agent has **no** duty to represent only Buyer, and that Buyer's Designated Agent may represent other prospective buyers who may be interested in acquiring the same property or properties that Buyer is interested in acquiring, subject to Section 15-15(b) of the Illinois Real Estate License Act regarding contemporaneous offers.

**SECTION 8: DISCLOSURE AND CONSENT TO DUAL AGENCY**

**NOTE TO CONSUMER:** THIS SECTION SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS SECTION EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS SECTION SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS SECTION, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned, \_\_\_\_\_, ("Licensee"/"Buyer's  
(insert name(s) of licensee(s))

Designated Agent") may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

**WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT**

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

**WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT**

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.

3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this section unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By initialing here and signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

\_\_\_\_\_  
Buyer's initials

\_\_\_\_\_  
Buyer's initials

\_\_\_\_\_  
Date

#### **SECTION 9: PREVIOUS REPRESENTATION**

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

#### **SECTION 10: FAILURE TO CLOSE**

If a seller or lessor in an agreement made on behalf of Buyer fails to close such agreement, with no fault on the part of Buyer, the Buyer shall have no obligation to pay the compensation provided for in Section 3. If such transaction fails to close because of any fault on the part of Buyer, such compensation will not be waived, but will be due and payable immediately. In no case shall Sponsoring Broker or Buyer's Designated Agent be obligated to advance funds for the benefit of Buyer in order to complete a closing.

#### **SECTION 11: DISCLAIMER**

The Buyer acknowledges that Sponsoring Broker and Buyer's 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. The Buyer understands that such other professional service providers are available to render advice or services to the Buyer, if desired, at Buyer's expense.

#### **SECTION 12: COSTS OF THIRD-PARTY SERVICES OR PRODUCTS**

Buyer agrees to reimburse Sponsoring Broker the cost of any products or services such as surveys, soil tests, title reports and engineering studies, furnished by outside sources immediately when payment is due.

#### **SECTION 13: INDEMNIFICATION OF SPONSORING BROKER**

Buyer agrees to indemnify Sponsoring Broker and Buyer's Designated Agent and to hold Sponsoring Broker and Buyer's Designated Agent harmless on account of any and all loss, damage, cost or expense, including attorneys' fees incurred by Sponsoring Broker or Buyer's Designated Agent, arising out of this Contract, or the collection of fees, commission or compensation due Sponsoring Broker pursuant to the terms and conditions of this Contract, provided the loss damage, cost, expense or attorneys' fees do not result because of Sponsoring Broker's or Buyer's Designated Agent's own negligence or willful and wanton misconduct.

#### **SECTION 14: ASSIGNMENT BY BUYERS**

No assignment of Buyer's interest under this Contract and no assignment of rights in real property obtained for Buyer pursuant to this Contract shall operate to defeat any of Sponsoring Broker's rights under this exclusive representation contract.

#### **SECTION 15: NONDISCRIMINATION**

THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL SELLER'S PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, AGE, ORDER OF PROTECTION STATUS, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, MILITARY STATUS, SEXUAL ORIENTATION, GENDER IDENTITY, UNFAVORABLE DISCHARGE FROM MILITARY SERVICE, FAMILIAL STATUS, IMMIGRATION STATUS, SOURCE OF INCOME, OR AN ARREST RECORD OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS.

#### **SECTION 16: MODIFICATION OF THIS CONTRACT**

No modification of any of the terms of this Contract shall be valid and binding upon the parties or entitled to enforcement unless such modification has first been reduced to writing and signed by the parties.

#### **SECTION 17: ELECTRONIC SIGNATURES**

The parties agree that electronic signatures on this Contract and facsimile or PDF copies of the same shall have the same legal force and effect as original signatures.

#### **SECTION 18: RECORDINGS WITHIN THE PROPERTY**

Prior to photographing, video graphing or video telephoning the property without prior written permission of the seller, Buyer should speak with an attorney.

Also, Buyer should be aware that the seller may have a security system that records or allows for remote monitoring of the property, including recording or broadcasting audio. Sellers may be able to listen to conversations in their properties and Buyer should be aware

that any discussions of negotiation strategies held in the property may not be confidential. [Buyer hereby releases Sponsoring Broker, Buyer's Designated Agent and employees from any liability which may result from any recording in the property.]

**SECTION 19: ENTIRE AGREEMENT**

This Contract constitutes the entire agreement between the parties relating to the subject thereof, and any prior agreements pertaining hereto, whether oral or written have been merged and integrated into this Contract.

This Contract may be executed in multiple copies and signature of Buyer(s) hereon acknowledge(s) that Buyer(s) has(ve) received a signed copy.

_____	Accepted by:
Buyer	_____ , Sponsoring Broker
_____	
Buyer	
_____	BY: _____
Buyer's Address:	_____ DATE: _____
_____	Authorized Signer
_____	
Date: _____	PHONE: _____ OFFICE: _____

The undersigned buyer(s) agree(s) that \_\_\_\_\_, Sponsoring Brokerage Company hereinafter referred to as "Sponsoring Broker" and any authorized representative or agent of Sponsoring Broker are hereby given express consent to contact the undersigned by telephone by means of calls and/or text messages, facsimile transmission or electronic mail at the following locations, addresses and/or telephone numbers.

_____	_____
Print Name	Signature
_____	_____
Print Name	Signature
_____	_____
Telephone Number(s)	Facsimile Number(s)
_____	
E-mail Address(es)	