



**NEWLAND'S REALTY
295 RIVER RD
LAKEVIEW, AR 72642**

(870) 431- 5604
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BUYER'S LISTING AGREEMENT (EXCLUSIVE RIGHT-TO-BUY)

_____, hereinafter referred to as "Client" hereby employs Charles Newland, of Newlands Realty, hereinafter referred to as "Agent" as his exclusive agent to secure for Client an acceptable property and transaction under the following conditions:

1. This Exclusive Right to Buy shall begin on _____, and terminate at midnight on (date) _____
2. General requirements, nature and location of the property to be obtained are: (BR) (BA) _____ (CarPt/Gar) _____
Water) _____ (SqFt) _____ (Ht/Air) _____ (FirPl) _____ (Other) _____
3. General price range, and other terms and conditions are:

4. FEES:

RETAINER FEE: Client agrees to pay, and Broker acknowledges receipt of a retainer fee of \$_____ as compensation for initial professional counseling and research. Said fee is non-refundable, but shall be credited against the Brokerage Fee.

BROKERAGE FEE: Client agrees to pay Broker, as compensation for locating property acceptable to client and negotiating the purchase or exchange, a fee of _____ % of selling price.

5. This is an Exclusive Right to Buy for the purpose stated during the term hereof, and in consideration of this Exclusive Right, Agency will pursue diligently the location of an acceptable property, and negotiate for its purchase. Any purchase of property by the Client as outlined in Paragraphs 2 & 3 herein whether located by Agent or not, or disclosed to Client by Agent during this Exclusive Right, will fall under the terms of this Exclusive Right to Buy and the fee shall be payable whether or not Client or any other persons negotiate the transaction.

6. In the event that, during the year following the termination of this Exclusive Right, Client purchases any property disclosed to him by Agent, Client will pay the above fee to Agent

7. Should an acceptable property not be found and Client desires to buy any amount of land to place an improvement on it to his specifications, Agent agrees to negotiate the purchase of the land and assist in the coordination with a contractor. In this case the Brokerage Fee will be based on the total of the two transactions, that being the land and the improvement

8. Agent agrees that he will act for Client only and will not accept a fee from the Seller, unless full disclosure thereof is made to client prior to the execution of an offer to purchase. In short, Agent is working for the benefit of the Client..not the Seller.

Newland's Realty

Agent _____

Date: _____

Client _____

Client _____

Address _____

City, State, Zip Code

Phone # _____