

# EXCLUSIVE BUYER'S BROKER AGREEMENT

\_\_\_\_\_ as Client employs and grants to \_\_\_\_\_ and ALVA International, Inc., collectively referred to as Broker, the EXCLUSIVE RIGHT AND AUTHORITY to locate real property suitable for purchase, exchange, lease or option by Client, beginning this date and ending on \_\_\_\_\_, 20\_\_\_\_, or closing date, whichever occurs first.

Broker agrees to use professional knowledge and skill to locate and present real property, which is available and suitable for Client; negotiate on behalf of Client, prepare contracts, present offers, coordinate closing, arrange inspections and comply with all laws; serve as the Client's Agent, acting in the Client's best interest at all times, disclose the Buyer's identity only as appropriate, unless specifically directed otherwise.

Client agrees to use due diligence to cooperate and provide assistance to Broker, be available at reasonable times, provide sufficient personal and financial information and not unreasonably withhold consent to acquire such property; indemnify and hold Broker harmless of and from any loss or damage incurred by Client or any claim asserted or lawsuit brought against Broker because of this agreement, provided Broker is not at fault; understand that other buyers may be represented by Broker during this agreement and that Broker will not reveal or discuss with other Buyers, material terms of any offers made by Client.

Compensation: In the event the owner of any property with whom Client enters into an enforceable contract does not pay to Broker an acceptable commission upon the closing of such transaction, Client will pay Broker a commission equal to \_\_\_\_\_% of the purchase price or gross lease value at the time of closing.

General Provisions: This agreement shall be constructed in accordance with the laws of the State of Florida, shall be binding upon heirs and assigns, and may not be altered or amended without consent of both parties. Broker is to have a 180 day protection period on properties shown to Client during the duration of this agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Client: \_\_\_\_\_ Client: \_\_\_\_\_

Agent: \_\_\_\_\_

THE  
SIMMS  
TEAM

ALVA INTERNATIONAL, INC.