

Buyer Documents

- [Buyer's Agency Contract](#)
 - Required for all transactions where Agent represents Buyer
- [Agency Relationship Disclosure Statement](#)
 - State required for all eXp clients
 - eXp Realty LLC is a Designated Agency. This **ALWAYS** needs to be marked
 - **This is the FIRST FORM you have your client sign. This MUST be dated no later than the Purchase Agreement or Listing Agreement**
- [Wire Fraud Advisory Notice Form](#)
 - eXp Exclusive form
 - Required Document for All eXp Realty Clients
- [Agent Fee Disclosure](#)

Offer Documents

- [Purchase Agreement](#)
 - Also known as the Buy-Sell Agreement
 - Be aware of all locations buyers and sellers and agents need to sign or initial on your particular form!
- [Notice of Buyer's Agency](#)
 - Required form on all buyer represented transactions.
 - Provides notice to the seller and the seller's agent of the compensation that is being accepted by you as the agent of the buyer.
 - Establishes protection to your commission which the seller/ listing brokerage is offering.
 - Ensures disclosure to all parties that the buyer is represented by a co brokerage therefore a sub agency relationship will not apply to this transaction.
 - Either the seller or seller's agent may sign this document for it to be accepted.
 - This form **CANNOT** be used as a replacement for a Buyer's Agency Contract.

- This form **CANNOT** be used as a replacement for a Agency Relationship Disclosure
- **Addendum to the Purchase Agreement**
 - Any changes to the Purchase Agreement that are agreed upon in writing by both the Buyer and the Seller must be uploaded here
 - Only required if there are any changes agreed upon by buyer and seller
- **Addendum to the to Extend Closing Date**
 - To change the closing date agreed upon in writing by both the Buyer and the Seller must be uploaded here
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- **Affiliated Business Arrangement Disclosure**
 - eXp exclusive form
 - Required Document for all eXp Realty Clients
- **Dual Agency Agreement**
 - Document signed by both parties (Buyer and Seller) acknowledging that the agent is representing both parties (Buyer and Seller), and the agent will keep confidential all information provided by either party unless otherwise instructed by that party
 - Dual Agency **MUST** be Listing Agent **AND** Buyer's Agent
- **Condominium Addendum**
 - Required if the property is a condominium
- **Well and Septic Addendum**
 - Required if the property has a private well and septic system
- **Removal of Inspection contingency**
 - Used for removing the Inspection Contingency
- **Mutual Release**
 - Required to Terminate a Purchase Agreement
 - If there is space for Broker Signature, your broker is Christi Rice and it needs to be sent to mi.sign@exprealty.net for signature
 - Both Buyer and Seller **MUST** Sign
- **FHA/VA Addendum**
 - Required if the load type is FHA/VA

- **FSBO Commission Agreement/One Time Showing Agreement**
 - When dealing with a For Sale By Owner seller, it is always best to have the commission payment agreed upon before you present the Purchase Agreement!
 - The One Party Agreement also serves this function (See Below) and can be used in lieu of the FSBO Commission Agreement.
 - Use for Seller paying commission: [HERE](#)
 - Use for Buyer paying commission: [HERE](#)

- **[One Party Agreement](#)**
 - Sets parameters for a Transaction with a FSBO (For Sale By Owner)
 - Can be used instead of the FSBO Commission Agreement