

**Non-Exclusive Buyer Agency Agreement between Buyer and Broker:  
 For Brokers to Represent Buyer as a Buyer's Agent.**

(This a legally binding contract. If not understood, seek competent legal advice before signing.)

This Agreement on \_\_\_\_\_(date) between Rock Smart Realty, LLC (from now on "Broker") by

\_\_\_\_\_  
 (Salesperson)and \_\_\_\_\_(Buyer(s)).

Broker is hereby granted the NON-EXCLUSIVE right to represent Buyer as a Buyer Agent in the acquisition of real property, as defined in the Code of Pennsylvania to provide professional real estate services to Buyer(s) including, when necessary, representing Buyer in a specific real estate transaction.

**BROKERS DUTIES:**

- 1) Will act in Buyer's best interest in all relevant matters;
- 2) Will be available at reasonable times and hours to assist buyers in all relevant matters;
- 3) Will represent the Buyer in all negotiations for the purchase of real property and
- 4) Will assist the Buyer in preparing for closing.

**TERM:** The term of this agreement shall begin on the date forth above and continue until ninety (90) days have elapsed. At the of Sixty (60) days, either party can cancel the agreement or extend for additional Sixty (60) days. However, notwithstanding the above, if the Broker procures a sales agreement contract pursuant to this agreement, the agreement shall terminate on the settlement date.

**COMPENSATION:** The buyer agrees to pay \$4995 as brokerage fee to Rock Smart Realty, LLC for professional services rendered by Salesperson **AND/OR**

Any compensation received by Listing Broker or Seller will be credited against \$4995 and the Buyer will be responsible for the balance. **AND/OR**

**Any compensation received above \$4995 will be credited back to Buyer as a Commission Rebate or Seller's Credit at Closing.**

If this agreement is entered into for the Broker and Salesperson to represent the Buyer as a Dual or Designated Agent on a property listed by the Salesperson, then the appropriate Dual or Designated Agency Disclosure shall be executed by the Buyer and Salesperson in accordance with Pennsylvania state law.

Broker by Salesperson \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_