



NU Home Sales

Real Estate Brokerage Services

NU Home Sales
600 S. Bell Blvd. #9
Cedar Park, Tx. 78613

nuhomesales.com

e-mail lou@synterragroup.com

office 512*258*4111

Buyer Representation Agreement

Client grants to Broker the exclusive right to act as Client's real estate agent for the purpose of acquiring a newly constructed home from a homebuilder.

Parties to the agreement:

Client:	Broker	NU Home Sales, dba
Address:	Address	600 S, Bell Blvd. #9
City St Zip:	City St Zip	Cedar Park, Tx. 78613
Phone:	Phone	512*258*4111
Fax:	Fax	512*267*6213
Email:	Email	lou@synterragroup.com
Cell:	Cell	512*657*6676

Term: This agreement commences on _____ for a period of 90 days, renewable on a month-to-month basis and ends at the earlier of:

- A. Written notice of termination of this agreement by either party or
- B. The closing and funding of the transaction for acquisition of the property

Broker Obligations: Broker will:

- A. Use Broker's best efforts to assist Client in acquiring the property
- B. Assist client in negotiating the acquisition of the property

Client's Obligations: Client will:

- A. Work exclusively through Broker in acquiring property
- B. Inform other brokers, salespersons, sellers with whom the client may have contact that Broker exclusively represents Client for the purpose of acquiring property
- C. Comply with other provisions of this agreement

Representations:

- A. Client asserts that he or she is a bona fide buyer of real estate
- B. Client represents that Client is not now a party to another buyer representation agreement with another broker
- C. Client represents that all information relating to Client's ability to acquire property is true and correct

Competing Clients: Client acknowledges that Broker may represent other prospective buyers seeking to purchase properties that may meet client's criteria. Broker may, during the term of this agreement and after it ends, represent such other prospects, show the other prospects the same properties that Broker shows to Client, and act as a real estate broker for such other prospects in the acquisition of properties that Client may seek to acquire.

Confidential Information: During the term of this agreement or after its termination, Broker may not knowingly disclose information obtained in confidence from Client except as authorized by Client or required by law. Broker may not disclose to Client any information obtained in confidence regarding any other person Broker represents or may have represented except as required by law.

Initial for Identification by Broker/Associate _____ and Client _____, _____

Buyer Representation Agreement between NU Home Sales and

Broker's Fees: Broker will seek to obtain payment of the commission from the seller in the amount of 3% of the purchase price of the home. If seller offers compensation in excess of 3%, Broker will retain the additional compensation.

Rebate: Broker will rebate to Client 1.5% of the purchase price of the home.

Mediation: The parties agree to negotiate in good faith in an effort to resolve any dispute that may arise related to this agreement or any transaction related to or contemplated by this agreement. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator.

Addenda: The Rebate Qualification Guidelines is a part of this agreement

Special Provisions:

NU Home Sales authorizes buyer to apply the rebate to any loan/closing costs.

Additional Notices:

- A. Broker's fees and the sharing of fees between brokers are not fixed, controlled, recommended, suggested or maintained by any listing service. Brokerage fees are set by individual firms and may be negotiable.
- B. Broker is obligated under law to perform under this agreement without regard to race, color, religion, national origin, sex, disability or familial status.
- C. Broker is not a property inspector, surveyor, engineer, environmental assessor, or compliance inspector. Client should seek experts to render such services for any property Client seeks to acquire.
- D. If Client purchases property, Client should be furnished with or obtain a title policy.

CAROLYN NELSON	0141921		
_____ Broker's Printed Name	_____ License No	_____ Client's Signature	_____ Date
_____ Broker's or Associate's Signature		_____ Client's Signature	_____ Date

Initial for Identification by Broker/Associate _____ and Client _____, _____