

BUYER'S AGENCY AGREEMENT

This Buyer's Agency Agreement is made this _____ day of _____, between 1
Desert Lake Realty ("Broker") 2
and _____ ("Buyer"). 3

1. AGENCY RELATION CREATED. Buyer authorizes Broker to appoint DR Watson ("Agent") to repre- 4
sent Buyer. This Agreement creates an agency relationship between Buyer, Agent, and Agent's Broker, Designated Broker, or Branch Manager. This Agreement 5
does not create an agency relationship or responsibilities between Buyer and any other broker or salesperson licensed with the company named above; provided 6
Buyer authorizes Broker to appoint other salespersons affiliated with Broker as subagents to act on Buyer's behalf as and when needed, at Broker's discretion. 7
Any other broker or salesperson licensed to the company named above will not be representing the Buyer and may represent the Seller. Accordingly, 8
for purposes of this Agreement, the term "Broker" means Agent including any subagents and Agent's Broker, Designated Broker, or Branch Manager, unless 9
expressly stated otherwise. Buyer acknowledges receipt of the pamphlet entitled "The Law of Real Estate Agency." 10

2. BROKER'S LISTINGS/AGENT'S OWN LISTINGS/DUAL AGENCY. Buyer agrees that if Broker locates a property that is listed by one of Broker's salesper- 11
sons other than Agent, then Buyer consents to Broker acting as a dual agent. Buyer further agrees that if Broker locates a property listed by Agent then Buyer 12
consents to Agent and Broker acting as dual agents. Buyer agrees that different salespersons affiliated with Broker may represent different buyers in competing 13
transactions involving the same property and that this shall not be considered action by Broker that is adverse or detrimental to the interests of either buyer, nor 14
shall it be considered a conflict of interest on the part of Broker. 15

3. TERM OF AGREEMENT. This Agreement will expire _____ (120 days from signing if not filled in) or by prior written notice by either party. Buyer shall be 16
under no obligation to Broker except for those obligations existing at the time of termination. 17

4. NO WARRANTIES OR REPRESENTATIONS. Broker makes no warranties or representations regarding the value of or the suitability of any property for 18
Buyer's purposes. Buyer agrees to be responsible for making all inspections and investigations necessary to satisfy Buyer as to the property's suitability and 19
value. 20

5. INSPECTIONS RECOMMENDED. Broker recommends that any offer to purchase a property be conditioned on Buyer's inspection of the property and its 21
improvements. Buyer acknowledges that Broker and Agent have no expertise on these matters and that Buyer is solely responsible for interviewing and 22
selecting all inspectors. 23

6. COMPENSATION. Buyer shall pay Broker compensation as follows: 24
If a property is purchased then 3% of the purchase price. If the seller is obligated to pay a commission 25
through a seller list agreement and the agreement provides a Selling Office Commission then the buyer will 26
not have to pay anything. 27

Buyer understands and acknowledges that Broker will utilize a Multiple Listing service to locate properties and that MLS rules may require the Seller to compen- 28
sate Broker by apportioning a commission between the Listing Agent and Broker. Broker will disclose any such commission or bonuses offered by Seller prior 29
to preparing any offer. Buyer will be credited with any commission or bonus so payable to Broker. In the event that said commission and any bonus is less than 30
the compensation provided in this Agreement, Buyer agrees to pay the difference at the time of closing. In the event that said commission and any bonus is 31
equal to or greater than the compensation provided for by this Agreement, no compensation is due Broker. If Broker acts as a dual agent, then Broker shall 32
receive the listing and selling commission paid by Seller plus any additional compensation Broker may have negotiated with the Seller. All such compensation 33
shall be credited toward the fee specified above. 34

If Buyer shall, during the course of or within six (6) months after the expiration or termination of this Agreement, purchase a property that was first brought to the 35
attention of Buyer by the efforts or actions of Broker, or through information secured directly or indirectly from or through Broker, then Buyer shall pay to Broker 36
the compensation provided for herein. 37

7. V.A. TRANSACTIONS. Buyer agrees that due to VA regulations, VA financed transactions shall be conditioned upon the full commission being paid by Seller. 38

8. ATTORNEYS' FEES. In the event of suit concerning this Agreement, including claims pursuant to the Washington Consumer Protection Act, the prevailing party is 39
entitled to court costs and a reasonable attorney's fee. The venue of any suit shall be the county in which the property is located. 40

9. OTHER AGREEMENTS (none if not filled in). 41

_____ 43
_____ 44
_____ 45

Buyer has read and approves this Agreement and hereby acknowledges receipt of a copy. 46

Buyer Date _____ 47
Desert Lake Realty
Broker (Company)

Buyer Date _____ 48
By: (Agent)

Address 49

City, State, Zip 50

Phone Fax 51

E-mail Address 52