



EXCLUSIVE RIGHT TO REPRESENT BUYER/TENANT AGREEMENT

Connecticut law prohibits a broker or salesperson from representing or negotiating on behalf of a Buyer/Tenant Client unless Client signs a written agreement allowing the Broker or Agent to act on Buyer/Lessee's behalf. Sec.20-328-6A of C.G.S. (Connecticut General Statutes).

EXCLUSIVE RIGHT: Buyer(s)/Tenant(s) known as Client _____ appoints **William Pitt Sotheby's International Realty** (Broker) as Client's exclusive real estate brokerage firm to find and acquire an interest in suitable real property acceptable to Client for purchase or lease. _____ is the Agent of Broker.

GEOGRAPHICAL AREA: This appointment is limited to the following areas of the State of Connecticut:

TERM OF AGREEMENT: This Agreement is in effect from _____ to _____, inclusive, or through the closing date of a pending transaction wherein Broker represents Client.

BROKER WILL:

- a. attempt to locate Property and negotiate on Client's behalf for terms and conditions agreeable to Client.
- b. act in Client's interest regarding the location, purchase, exchange or lease of the Property.

CLIENT WILL:

- a. confirm that Client is not being legally represented by any other Broker.
- b. cooperate with Broker to examine property and to provide personal and financial information as required.
- c. refer to the Town Clerk's office and the Department of Environmental Protection for information on environmental questions concerning any property in which Client is interested and the lands surrounding the property.
- d. refer questions concerning the legal title to property, tax considerations, property inspection, engineering, or the uses or planned uses of neighboring properties to Client's attorney, tax advisor, building inspector or appropriate governmental agency.

OTHER TERMS AND CONDITIONS:

- a. Client agrees Broker may represent other Buyers/Tenants or Sellers/Landlords.
- b. Client agrees Broker may become a Dual Agent if Client wishes to purchase or lease property listed by Broker.
- c. This Authorization may be modified, waived or discharged only by a written agreement signed by all parties. Broker may re-assign Client to another agent within William Pitt at Client's request, or may refer Client to another Agency.

PROFESSIONAL SERVICE FEE:

- a. Client agrees that Broker is entitled to a fee if during the original term of this Agreement or any extension, Client enters into a contract to purchase or lease or acquires property acceptable to Client.
- b. Broker will make every effort to obtain the above Professional Service Fee from the Seller, the Listing Agent or out of the transaction. Buyer authorizes Broker to obtain payment of Broker's fee from:
_____ Seller _____ Listing Broker _____ Other
- c. Broker Professional Service Fee shall be at least _____% of the purchase price or _____% of the lease contract of the property purchased or leased by Client.
- d. If Broker introduces Client to property that Client wishes to purchase/lease that is not listed through the Multiple Listing Service, the Broker's fee for this service shall be _____ % of the purchase price or _____ % of the lease contract.
- e. Client agrees that Broker is entitled to a fee if Client Purchases/leases properties introduced to Client during the term of this agreement. Properties include, but are not limited to the following: _____.

NOTICE: THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN BUYER/LESSEE AND BROKER.

STATEMENTS REQUIRED BY LAW:

- a. Lien Rights. The Real Estate Broker may be entitled to certain lien rights pursuant to Subsection (d) of Section 20-325a of the Connecticut General Statutes.
- b. Fair Housing. This Authorization is subject to the Connecticut General Statutes prohibiting discriminating in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).

IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, LEARNING DISABILITY, MENTAL RETARDATION, FAMILIAL STATUS AND MENTAL OR PHYSICAL DISABILITY.

EXECUTION BY FACSIMILE: See Addendum.

REALTOR ® FIRM NAME:

William Pitt Sotheby's International Realty

_____ Agent	_____ Buyer/Lessee	_____ Buyer/Lessee
_____ Street Address	_____ Street Address	_____ Street Address
_____ City, State, Zip	_____ City, State, Zip	_____ City, State, Zip
_____ Telephone	_____ Telephone	_____ Telephone
_____ Date	_____ Date	_____ Date