



BUYER'S REPRESENTATION AGREEMENT

Agency: Novus Real Estate Group Ltd

Agent: Brandon J. Da Breo

Buyer: _____

1. This agreement takes effect on signage & shall remain in effect until the Buyer has finalized the purchase of a property no later than ____ / ____ / 20____
2. The Broker's Representative named above shall represent and assist the buyer to purchase real estate in accordance with the buyer's expressed intentions. The buyer agrees to work exclusively with the Broker's Representative during the term of this agreement.
3. In representing the buyer, the Broker's Representative shall act in the best interest of the buyer and shall use good professional skill and judgement in finding a property and negotiating a transaction in accordance with the buyer's instructions. In consideration of these services, the broker shall be entitled to be paid a commission as follows: In most cases the Broker's commission is paid by the seller of the property. The Broker agrees to attempt to negotiate any transaction on the basis that the seller will agree to pay the commission of ____% of the selling price.
4. The buyer agrees to contact the Broker's Representative and not the vendor or any other broker or real estate agent about any property available for sale including pursuant to any advertisement, sign, open house, new home builders, exclusive listings, or any other means of offering property for sale.
5. In the event the buyer enters into an offer to purchase within ninety (90) days of the expiry of this agreement for any property which was introduced to the buyer during the currency of this agreement, the buyer shall be required to pay commission to the broker at the rate set out above.
6. In the event that any property which the buyer wishes to inquire about or negotiate for is listed for sale by the broker herein, the buyer agrees that the broker may represent the seller and the buyer jointly subject to agency laws and guidelines which relate to such joint representation.
7. The parties agree to act honestly and in good faith with each other.

SIGNED by the parties this _____ day of _____ 20____

This agreement shall be governed in accordance with the laws of Trinidad and Tobago.

Landlord Signature: _____

Agent Signature: _____

Witness Signature: _____