

## **Glass House Real Estate Buyer Agency Agreement**

This Agreement is made effective as of the date of the last signature below, by and between Glass House Real Estate ("Broker") and the undersigned client ("Client").

**1. Financial Arrangement:** Client agrees to compensate Broker with a professional fee set at **1.5%** of the purchase price of the home at settlement. This fee may be covered by a commission or concession from the seller or their respective agent, credited at closing as part of the sales contract, or paid directly by Client

**2. Engagement:** Client hereby engages Broker, and Broker accepts such engagement, to act as Client's exclusive real estate agent and buyer representative, supported by Broker's dedicated team, providing premier, full-service real estate representation and committed to delivering a seamless and efficient home-buying experience, upholding the highest standards of service and professionalism.

**3. Service Commitment:** Broker agrees to provide the following services:

- **Property Discovery:** Identify & Viewing properties matching Client's criteria, including listed and off-market properties, ensuring timely access.
- **Negotiation Strategy:** Secure favorable terms and pricing for Client, from initial offer through final walk-through.
- **Decision Support:** Provide pricing analyses, negotiate inspections & walkthroughs, and recommend third-party vendors for informed decision-making.
- **Comprehensive Service:** Offer full-service support, managing all aspects required for a successful transaction from initiation to close.

***Broker will not receive compensation from any source that exceeds the amount or rate agreed to above and Broker fees and commissions are not set by law and are fully negotiable.***

**4. Commission Rebate:** If the commission paid to Glass House Real Estate exceeds **1.5%** of the sales price, the excess amount will be credited to the Client towards closing costs at settlement. If the credit cannot be applied at closing, the Client will receive the surplus via check or wire transfer within 10 business days.

**5. Confidentiality Assurance:** Broker shall maintain confidentiality of all personal and financial information disclosed by Client during the transaction, sharing such information only as necessary to facilitate the transaction.

**6. Agreement Duration:** This Agreement starts upon signature and continues until either party terminates it via email. Termination is immediate upon email notice. No fees are owed unless the buyer is under contract or buys a property shown during the Agreement's term.

This Agreement is executed with the intent to be legally bound by both parties, as evidenced by the signatures below.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Broker Signature: \_\_\_\_\_ Date: \_\_\_\_\_