



Exclusive Buyer's Agency Agreement

THIS EXCLUSIVE BUYER AGENCY AGREEMENT, hereinafter CONTRACT, entered into this _____ of _____, 20____, by and between Terry D. Eibeck/REGIONAL Realty, hereinafter BROKER, whose office address is 2300 Highway 1054 North, Falmouth, KY 41040, and,

(Names of ALL Buyers)

hereinafter BUYER, whose mailing address is:

(Buyers Mailing Address)

shall be for a period beginning on the _____ of _____, 20 ____, and ending on the _____ of _____, 20 ____ at midnight.

BUYER agrees to work exclusively with BROKER in locating, purchasing, and closing real property described as follows:

BUYER further agrees to hold BROKER harmless from any and all claims that may arise relating to the CONTRACT or any Purchase Contract that BUYER may enter into as a result of this CONTRACT. In the event either party breaches this contract and legal action is taken, the prevailing party shall be entitled to collect his/her reasonable attorney's fees.

BROKER agrees to comply with the Agency Disclosure requirements in 201 KAR 11:400.

The BROKER and BUYER agrees to comply with all fair housing laws, and agree not to discriminate against any person based on race, color, sex, religion, national origin, familial status, or handicap.

IN WITNESS WHEREOF the parties sign and execute this agreement the date and time appearing next to their signatures.

BUYER

BUYER

DATE / TIME

DATE / TIME

BROKER

DATE / TIME



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Notice of Buyer Agency

TO THE SELLER OR SELLER'S AGENT:

Please note that my company and I are representing the Buyer(s) identified below as that Buyer's Exclusive Agent, pursuant to a written agency contract, and with respect to the potential purchase of the property described below.

As the agent for the Buyer(s), our allegiance extends to the Buyer(s) and not to the Seller. Because we will be attempting to act in the best interest of our Buyer(s), we are rejecting your offer of sub agency (if any), and requesting that you not disclose any information to us that you do not want us to convey to our buyer.

We also are accepting the compensation offered to cooperating brokers of _____ or ____ % of the gross sales price of the property.

BUYER1: _____

BUYER2: _____

PROPERTY: _____

BROKER:

Terry D. Eibeck / REGIONAL Realty

ACKNOWLEDGMENT AND ACCEPTANCE:

I (We) hereby acknowledge that I (we) were presented with this Notice on

_____,

And prior to entering into negotiations for the sale of the above-mentioned property.

SELLER or _____
SELLER'S AGENT

SELLER