BUYER-BROKER AGREEMENT TO SHOW PROPERTY

Document: **August 2024**

ARIZONA association of REALTORS® — REAL SOLUTIONS. REALTOR® SUCCESS.

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. **Buyer:** _____ ("Buyer")
2. **Broker:** _____ acting through
   FIRM NAME
3. **Agent:** _____ _____ ("Broker").
   AGENT'S NAME AGENT'S NAME
4. **Notice to Buyer: All REALTORS® are required to have a signed written agreement prior to showing a home to a buyer.**
5. Buyer engages Broker for the purpose of viewing property and providing other real estate services at Buyer's discretion that may
6. include contract negotiation and advocacy services throughout a real estate transaction.
7. **Term:** This Agreement shall commence on _____ and expire at 11:59 p.m. on _____ ("Expiration Date").
8. **Property:** Buyer instructs Broker to locate and show Property meeting the following general description:
9. ☐ Residential ☐ Land ☐ Commercial ☐ Other: _____
10. **Agency:** The agency relationship between Broker and Buyer determines how Broker will work on Buyer's behalf and will be
11. documented in the Real Estate Agency Disclosure and Election form.
12. **BROKER COMPENSATION IS NOT SET BY LAW, NOR BY ANY BOARD, ASSOCIATION OF REALTORS®, MULTIPLE LISTING**
13. **SERVICE OR IN ANY MANNER OTHER THAN AS FULLY NEGOTIATED BETWEEN BROKER AND BUYER IN THIS AGREEMENT.**
14. **Broker Compensation:** If Broker represents Buyer in the purchase of a property, as indicated on the purchase contract that was
15. signed prior to the Expiration Date, Buyer agrees to compensate Broker as follows ("Broker Compensation"):
16. **(CHECK ONLY ONE AND FILL IN THE COMPENSATION):**
17. ☐ _____% of the full purchase price or exchange value; or
18. ☐ $ _____; or
19. ☐ Other: _____
20. Broker Compensation shall be due and paid at the time of, and as a condition of, close of escrow. Buyer authorizes Broker to
21. accept compensation from seller or seller's broker, which shall be credited against Broker Compensation. Broker will not receive
22. any amount greater than Broker Compensation from any source for services provided in this Agreement.
23. **Buyer Showing Instructions:** Broker shall show property listings that fit Buyer's criteria regardless of compensation offered to
24. Broker by seller or seller's broker unless instructed otherwise by Buyer in writing. If necessary, Buyer instructs Broker to negotiate
25. Broker Compensation to be paid by seller or seller's broker. These negotiations shall not jeopardize, delay, or interfere with the
26. initiation, processing, or finalizing of a transaction.
27. **Equal Housing Opportunity:** Broker's policy is to abide by all local, state, and federal laws prohibiting discrimination against any
28. individual or group of individuals. For more information, see Fair Housing Advisory.
29. **Acceptance:** Buyer hereby agrees to all of the terms and conditions herein and acknowledges receipt of a copy of this Agreement.

30. _____ _____
    ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR
31. _____ _____
    ^ BUYER'S NAME PRINTED ^ BUYER'S NAME PRINTED
32. _____ _____
    TELEPHONE EMAIL ADDRESS
33. _____
    FIRM NAME
34. _____ _____
    ^ AGENT'S SIGNATURE MO/DA/YR ^ AGENT'S SIGNATURE MO/DA/YR

For Broker Use Only:
Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____ MO/DA/YR

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