

SAMPLE BUYER REPRESENTATION AGREEMENT

Educational Example – Not an Official North Carolina REALTORS® Form

IMPORTANT NOTICE

This is a simplified educational example designed to help buyers understand how buyer representation agreements generally work in North Carolina. This is not an official form and should not be used in an actual real estate transaction. Buyers should consult a licensed real estate broker or attorney before signing any agreement.

1. PARTIES

Buyer(s): _____ Real Estate Firm:
_____ Designated Agent: _____

2. PURPOSE OF THIS AGREEMENT

The Buyer hires the Firm to represent them in the purchase of real property in North Carolina. The Firm agrees to assist in locating property, provide market information, prepare offers, negotiate, coordinate inspections and due diligence, and assist through closing.

3. TYPE OF REPRESENTATION

Exclusive Representation: Buyer works exclusively with this Firm.
Non-Exclusive Representation: Buyer may work with other firms.
(Most NC agreements are exclusive.)

4. TERM OF AGREEMENT

Start Date: _____ End Date: _____ Agreement expires on the end date unless extended in writing.

5. COMPENSATION

Compensation may be paid by the listing firm, the seller, the buyer, or a combination. Total compensation agreed upon: _____% of purchase price or \$_____. If seller compensation is less than agreed amount, Buyer may be responsible for the difference.

6. BUYER RESPONSIBILITIES

Buyer agrees to work in good faith, provide accurate financial information, obtain loan pre-approval if financing, communicate honestly, attend inspections and walkthroughs when possible, and notify the Firm if viewing property independently.

7. BROKER DUTIES

Under North Carolina law, brokers owe clients loyalty, obedience, disclosure, confidentiality, reasonable care, and accounting. The Firm must act in the Buyer's best interest at all times.

8. DUAL AGENCY

If the Firm represents both Buyer and Seller in the same transaction, this creates dual agency. Confidential negotiation details cannot be shared. Written consent is required. Buyer Initials:

9. EARLY TERMINATION

This Agreement may be terminated by mutual written consent, upon expiration, or as permitted by law. Termination does not automatically eliminate compensation obligations for properties shown during the term.

10. LIMITATION

This Agreement does not guarantee loan approval, property condition, investment performance, or future property value.

SIGNATURES

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Authorized Firm Representative: _____ Date: _____