Buyer Representation Agreement

Version BR-2026-09-10-1

Client1: [CLIENT LEGAL NAME] | [CLIENT SIGNING EMAIL] | [PHONE] | [MAILING ADDRESS]

Broker: [AUTHORIZED BROKERAGE SIGNER] | [BROKER SIGNING EMAIL] | |

1. Parties and services

The Neuman Group Corp., at [BROKERAGE ADDRESS], email [BROKER SIGNING EMAIL] (Broker), and the clients identified below agree to the following. Broker will assist with identifying properties, arranging access, evaluating available information, preparing and communicating offers or applications, and coordinating the purchase, consistent with the selected brokerage relationship. Broker does not guarantee a transaction or any property condition.

2. Brokerage relationship

Transaction broker (limited representation, not a fiduciary or single-agent relationship). This agreement does not replace any disclosure required by Florida law. Broker remains responsible for nonwaivable statutory duties. Broker will provide services without unlawful discrimination.

3. Term and termination

The term begins on the later of [START DATE] or completion of all signatures and ends on [END DATE]. Either party may terminate by written notice to the other; termination is effective on receipt. Client notices go to [NOTICE EMAIL]; Broker notices go to the client emails below. Changes require a written agreement signed by affected parties. No automatic renewal.

4. Covered properties and exclusivity

Scope: [DESCRIBE GEOGRAPHIC / PROPERTY SCOPE]. Exclusions and pre-existing relationships: [LIST EXCLUDED PROPERTIES AND EXISTING REPRESENTATION] Within that scope, a Covered Property is a specifically identifiable property first introduced to Client by Broker, or specifically requested, saved, evaluated or toured by Client using Broker's services during the term, with a dated record linking that property to that Client. A general search result, advertisement or unverified anonymous page view alone does not establish a Covered Property. Client agrees to use Broker for the purchase of Covered Properties and disclose existing conflicting representation before requesting services. Properties outside this scope are not covered.

5. Negotiated compensation

Broker fees and commissions are fully negotiable and are not set by law. The total compensation agreed for a covered purchase is [NEGOTIATED RATE]% of the actual purchase price, payable at closing. Amounts actually paid to Broker by a seller, landlord, listing broker or other source for the same services reduce Client's obligation dollar for dollar. Broker will not receive total compensation from any source exceeding this agreed amount or rate. Before Client submits an offer or application, Broker will disclose known third-party contributions and the estimated remaining client obligation in writing. No seller or landlord contribution is guaranteed. A change to the fee requires a signed written amendment.

6. Direct dealings and protection period

Client will notify Broker before submitting an offer or application on a Covered Property directly or through another broker, identify Broker to the other parties, and promptly disclose an accepted contract or lease on a Covered Property. Direct dealing does not by itself cancel the agreed compensation. If Client enters a binding purchase contract for a Covered Property during the term, the agreed fee remains payable at closing, even if completion occurs after termination. The same applies to a binding purchase contract entered within [NEGOTIATED DAYS] days after termination, but only for Covered Properties identified in a dated written list delivered by Broker within 10 days after termination. No protection applies to an excluded property or a property acquired under a later exclusive representation agreement with another licensed brokerage entered in good faith after termination. This clause creates no duplicate recovery, automatic penalty, or fee merely for browsing or deciding not to transact.

7. Co-clients and entities

Each person intended to be a client must be identified and sign separately. A spouse, relative, household member, co-resident or entity does not become bound merely through association or a shared address. A signing Client may not intentionally direct a nominee or controlled entity to acquire a Covered Property on that Client's behalf for the purpose of evading this agreement. Any resulting claim must establish the signing Client's involvement, applicable scope, timing and contractual obligation. An entity client must be named, with the signer's capacity and authority stated. This clause does not impose an obligation on a non-signatory.

8. Website and tool access

Website terms and privacy notices govern website use separately. Signing this representation agreement does not authorize a subscription, payment-card charge, retroactive access fee, or a penalty for not completing a transaction. Any optional paid tool access requires a separate affirmative purchase stating its prospective price and cancellation terms. Website acceptance alone does not create this agreement or an obligation to pay brokerage compensation.

9. Transaction-record review

Broker may compare the identifying information supplied for this agreement and dated service records with lawfully available property, transaction and licensed records to administer the agreement and investigate possible unpaid compensation. Reviews are scheduled approximately 3, 6 and 12 months after all parties sign; these review dates do not extend the agreement or protection period. Sources may be delayed or incomplete, especially rental records. A name, address, phone, email or entity match is a lead for human verification, not a determination of identity, breach or debt. Client may correct inaccurate identifying information by contacting Broker. Records will be restricted to authorized personnel and retained for applicable brokerage recordkeeping and dispute needs. No consumer credit report is authorized by this paragraph.

10. Information and communications

Property and market information may be incomplete or outdated and must be independently verified where material. Tools do not replace inspections, appraisals or professional legal, tax or financial advice. Broker's statutory duties are not waived. Email and phone information may be used for transaction and signing notices; this agreement is not a separate consent to promotional robocalls or marketing texts.

11. Electronic execution and copies

Each signer may review and download the complete document before signing, request a paper signing alternative from Broker, and receive a completed copy after execution. Electronic signatures and counterparts are intended to have the same effect as signatures on paper to the extent permitted by law. The signing service records the execution events it actually captures; this agreement does not claim additional verification steps that did not occur.

12. Entire agreement and Florida law

This document and expressly incorporated signed amendments are the agreement for these services. Florida law governs. No term limits rights or duties that cannot lawfully be waived. If a provision is unenforceable, the remaining provisions continue to the extent permitted by law. A transaction review or compensation demand requires assessment of the actual signed agreement and evidence.

13. Additional negotiated terms

[ADDITIONAL TERMS, OR NONE]

Signatures - Buyer Representation Agreement

The preceding terms and client details are part of this agreement.

Client1: [CLIENT LEGAL NAME]
[CLIENT SIGNING EMAIL]

Signature Date

Broker: [AUTHORIZED BROKERAGE SIGNER]
[BROKER SIGNING EMAIL]

Signature Date