

**CONTRACT FOR EXCLUSIVE  
RIGHT TO REPRESENT**

1. Date \_\_\_\_\_  
2. Page 1 of 4 pages

3. \_\_\_\_\_ (Buyer) gives

4. Almost FREE Realty, Inc., Buyer's broker (Broker), the exclusive right to locate and/or to  
5. assist in negotiations for the purchase, exchange of or option to purchase (Purchase) property  
6. at a price and with terms acceptable to Buyer. This Agreement starts on the date above and  
7. ends 180 days afterward. This agreement may be cancelled by written mutual agreement of  
8. the parties.

9. **BROKER'S OBLIGATION:** Broker shall:

- 10. 1. make a reasonable effort to locate property acceptable to buyer,
- 11. 2. use professional knowledge and skills to assist in negotiations for the Purchase of
- 12. property,
- 13. 3. assist Buyer throughout the transaction,
- 14. 4. act in Buyer's best interest at all times,
- 15. 5. comply with all applicable fair housing and nondiscrimination regulations.

16. **BUYER'S OBLIGATION:** Buyer shall:

- 17. 1. work exclusively with Almost FREE Realty, Inc. (Broker) for the Purchase of property,
- 18. 2. provide Almost FREE Realty, Inc. (Broker) with accurate and relevant personal
- 19. financial information to determine Buyer's ability to Purchase property,

20. **COMPENSATION:**

21. Pursuant to this contract for Right to Represent Buyer between the undersigned Buyer and  
22. Almost FREE Realty, Inc. (Broker), and relating to the purchase of any property the Buyer's  
23. purchase it is understood that Almost FREE Realty, Inc. (Broker) hereby notifies Buyer that  
24. the amount of compensation to be paid to Almost FREE Realty, Inc. (Broker) will be paid  
25. solely from the Seller or Seller's Broker per the terms of the MLS stated payout and \$0 will  
26. be due from the Buyer. **No cost to Buyer(s).**

27. I/We hereby acknowledge that I/we have received a copy of this Compensation Disclosure  
28. prior to signing an offer to purchase property.

29. Almost FREE Realty, Inc.  
(Real Estate Company Name)

\_\_\_\_\_  
(Buyer)

30. By: Mitchell Farley  
(Broker)

\_\_\_\_\_  
(Buyer)

31. If you are out looking at homes and Almost FREE Realty, Inc's representatives are  
32. unable to accompany you for whatever reason be sure to ALWAYS disclose in to  
33. the Listing Agent/Open House Agent and/or Home Owner that you are represented by  
34. Almost FREE Realty, Inc.

35. **OTHER POTENTIAL BUYERS:** Almost FREE Realty, Inc. (Broker) may represent or  
36. work with other potential buyers for the same property before, during and after the  
37. expiration of this Agreement. Other potential buyers may consider, make offers or Purchase  
38. through Almost FREE Realty, Inc. (Broker) the same or similar properties as Buyer is  
39. seeking to acquire.

40. **PRIVATE INSPECTION/WARRANTY:** Almost FREE Realty, Inc. (Broker)  
41. recommends that Buyer obtain a private home inspection to satisfy himself/herself with the  
42. physical condition of the property. Furthermore, there are warranty programs available for  
43. some properties which warrant the performance of certain components of a property, which  
44. warranty programs Buyer may wish to investigate prior to a Purchase of any specific  
45. property.

46. **CLOSING SERVICES:**

47. **NOTICE:** THE REAL ESTATE BROKER, REAL ESTATE SALESPERSON OR  
REAL ESTATE CLOSING AGENT HAS NOT EXPRESSED AND,  
UNDER APPLICABLE STATE LAW, MAY NOT EXPRESS  
OPINIONS REGARDING THE LEGAL EFFECT OF THE CLOSING  
DOCUMENTS OR OF THE CLOSING ITSELF.

48. After a purchase agreement for the property is signed, arrangements must be made to close  
49. the transaction. Buyer understands that no one can require Buyer to use a particular person  
50. in connection with a real estate closing and that buyer may arrange for a qualified closing  
51. agent or Buyer's attorney to conduct the closing.

52. **ADDITIONAL COSTS:** Buyer acknowledges that Buyer may be required to pay certain  
53. closing costs, which may effectively increase the cash outlay at closing. However, almost  
54. always the closing costs can be negotiated into the sale price and financed with the property  
55. or the seller can pay them for you, whichever best suits your situation.

56. My choice for closing services.  
(Initial one)
57. \_\_\_\_\_ Buyer wishes to have Almost FREE Realty, Inc. (Broker) arrange for closing.
58. \_\_\_\_\_ Buyer shall arrange for a qualified closing agent or Buyer's attorney to conduct the closing.
59. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information**  
60. **regarding the predatory offender registry and persons registered with the predatory**  
61. **offender registry under MN Statute 243.166 may be obtained by contacting the local**  
62. **law enforcement offices in the community where the property is located or the**  
63. **Minnesota Department of Corrections at (651) 361-7200, or from the Department of**  
64. **Corrections web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).**
65. **ADDITIONAL NOTICES AND TERMS:** If either Buyer or Broker brings an action for  
66. enforcement of this agreement, the prevailing party in such action shall be entitled to  
67. recover all costs and expenses including all reasonable attorneys' fees and court costs
68. **CONSENT FOR COMMUNICATION:** Buyer authorizes Broker to contact Buyer by  
69. mail, phone, fax, e-mail, or other means of communication during the term of this  
70. Agreement and any time thereafter.

71. Almost FREE Realty, Inc.  
(Real Estate Company Name) \_\_\_\_\_  
(Buyer) (Date)
72. (By) Mitchell Farley  
(Broker/Owner) \_\_\_\_\_  
(Buyer) (Date)
73. 3500 Vicksburg Ln N #185  
Plymouth, MN 55447 \_\_\_\_\_  
(Address)
74. 612-559-8100  
(Phone) \_\_\_\_\_  
(Phone)

**ADDENDUM TO CONTRACT FOR  
EXCLUSIVE RIGHT TO REPRESENT BUYER**

Special Promotion Program  
Terms of Acceptance  
Restrictions, Conditions and Limitations

1. Upon the successful closing of the Buyer's purchase, Almost FREE Realty, Inc. (Buyer's Broker) will rebate a portion of its commission so as to equal the first month's mortgage payment on the Buyer's loan, or 1% of the sale price, whichever is less, at closing.
2. Buyer(s) must use Almost FREE Realty, Inc. (Buyer's Broker) when purchasing a property. Almost FREE Realty, Inc. must receive a commission payout from the Seller or Seller's Broker in an amount no less than 2.7% of the sale price.
3. This Agreement is void if the Buyer representation contract is cancelled or expires.

I acknowledge receipt of the current restrictions, conditions and limitations pertaining to this program.

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(Buyer)

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(Buyer)