

Puerto Rico Property Sales

456 Calle Saldaña, San Juan, PR 00909

rholm@caribbeanconsulting.com

787-455-4216

BUYER-BROKER AGREEMENT

This agreement is between Richard Holm Lic. C-18922 ("Broker") and Buyer Name(s):

Print legal name above: if buyer is married - both spouses must be listed and considered 'Buyer'

In consideration of the Broker's efforts to identify and negotiate the purchase of real estate for the Buyer - the Buyer hereby grants to Broker a non-exclusive right to represent Buyer in such acquisition.

The Buyer understands that the Buyer may not enter into an *exclusive representation contract* with any other real estate Broker representing properties that have been identified and presented to the Buyer by Richard Holm through personal contact/showing listed below:

1. _____ Date: _____ Init: _____
2. _____ Date: _____ Init: _____
3. _____ Date: _____ Init: _____
4. _____ Date: _____ Init: _____
5. _____ Date: _____ Init: _____
6. _____ Date: _____ Init: _____
7. _____ Date: _____ Init: _____
8. _____ Date: _____ Init: _____

Additional properties may be identified through email, text message, signed copies of listings or other communications between Richard Holm and the Buyer.

Richard Holm will be considered 'co-broker' for any property covered by this agreement.

Broker's commission will normally be paid by the seller or seller's broker unless Buyer is notified of any non-standard commission scheme and Buyer agrees to alternative compensation in writing.

In the case that buyer purchases a property covered by this agreement directly or through another broker without written release by Richard Holm, the Buyer agrees to pay a 6% commission on the total purchase price of that specific property to Richard Holm.

Agreed by:

Accepted by:

Buyer: _____ Date: _____ Broker: _____ Date: _____

Buyer: _____ Date: _____ Sales Agent: _____ Date: _____

Buyer Address:

----- *Email completed form to rholm@caribbeanconsulting.com* -----