

ILLINOIS REALTORS®

# EXCLUSIVE BUYER REPRESENTATION CONTRACT

(DUAL AGENCY DISCLOSURE AND CONSENT INCLUDED)



**ILLINOIS  
REALTORS®**

Buyer agrees to work with \_\_\_\_\_ (Brokerage Company)  
and Brokerage Company designates the licensee below affiliated with Brokerage Company to act as an agent for  
Buyer for the purpose of identifying and negotiating to acquire real estate for  
\_\_\_\_\_ ("Buyer").

The term "acquisition" or "acquire" includes the purchase, lease, exchange, or option of real estate by Buyer or  
anyone acting on Buyer's behalf. By working with Brokerage Company, Buyer agrees that the following will govern  
the terms of their relationship:

## 1. DESIGNATED AGENT

Brokerage Company designates and Buyer accepts

\_\_\_\_\_ ("Buyer's Designated Agent")  
as the legal agent(s) of Buyer for the purpose of representing Buyer in the acquisition of real estate by Buyer.  
Brokerage Company shall have the discretion to appoint an additional designated agent(s) for Buyer as Brokerage  
Company determines necessary. Buyer shall be advised within a reasonable time of any such appointment.

## 2. EXCLUSIVE REPRESENTATION

Buyer understands that this exclusive right to represent Buyer (Exclusive Representation) means that if Buyer makes  
an acquisition of property, whether through the efforts of Brokerage Company and their agents or through the efforts  
of another real estate office or agent, Buyer will be obligated to compensate Brokerage Company pursuant to Section  
5 of this Contract. This Exclusive Agency shall be effective for the following area:

\_\_\_\_\_  
The term "acquisition" shall include the purchase, lease, exchange or option of real estate.

**Buyer reserves the right to acquire on Buyer's own without assistance of the Brokerage Company or any  
other broker.**

## 3. DURATION (Check One)

- ☐ This Contract shall be effective until 11:59 p.m. on \_\_\_\_\_, 20\_\_\_\_, when it shall automatically  
terminate. This Contract may be terminated prior to the termination date only by written agreement of the  
parties. If this termination date exceeds one year from the date of execution, Buyer shall have the right to  
terminate each year thereafter by giving at least 30 days' written notice to terminate prior to the expiration date.
- ☐ This Contract shall automatically renew on \_\_\_\_\_, 20\_\_\_\_, and on \_\_\_\_\_ of  
each succeeding year (each date to be known as "Renewal Date") unless Buyer provides Brokerage Company  
written notice of Buyer's intention to not renew this contract no more than thirty (30) days and no less than  
\_\_\_\_\_ (\_\_\_\_) days prior to the Renewal Date.

