

Form 371 for use in the Province of Ontario

Buyer Designated Representation Agreement

Authority for Purchase or Lease

| AND BUYER: MUNICIPALITY: DESIGNATED REPRESENTATIVE(S): The Designated Representative will be providing services a riche Buyer hereby gives the Brokerage the exclusive and informencing at and expiring at 11:59 p.m. on the accordance with the Trust in Real Estate Services Act, 20 are the purpose of locating a real property meeting the followers to provide the purpose of locating a real property meeting the followers are accordance with the Trust in Real Estate Services Act, 20 are the purpose of locating a real property meeting the followers are accordance with the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, confidentiality and the details with respect to the services, and a lease includes any rental agreement. L. DEFINITIONS AND INTERPRETATIONS: For the "Buyer of the services, administrator affiliated corporations shall include any corporation of the services, administrator affiliated corporations shall include any corporation of the services, and interest the services, and interest the services and interest the services and interest the services and interest the servi | Street Name POSTAL CODE: (Name of Salesperson/Broker/Broker of Record) and representation to the Buyer and the Brokerage provides services but not representation to the Buyer are the Buyer's agent | , (the "Buyer"), |
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| "Buyer" includes purchaser, tenant and lessee, a "selle a "real estate board" includes a real estate association purchase shall be deemed to include the entering into exercised, and a lease includes any rental agreement. This Agreement shall be read with all changes of gento include any spouse, heirs, executors, administrator affiliated corporations shall include any corporation of corporation are the same person(s) as the shareholders shall have the same meaning as set out in REALTOR. COMMISSION: In consideration of the Brokerage ulf, during the currency of this Agreement, the Buyer enabove, the Buyer agrees the Brokerage is entitled to understands that the amount of commission offered be The Buyer understands that the Brokerage will inform the seller at the earliest practical opportunity. The Buyen to make the Brokerage either the agent or sub-agent | attached hereto forms part of this Agreement, of which Schedule A sets id representation of the Brokerage and Designated Representative. | (Buyer's Initials |
| If, during the currency of this Agreement, the Buyer er above, the Buyer agrees the Brokerage is entitled to understands that the amount of commission offered b The Buyer understands that the Brokerage will inform the seller at the earliest practical opportunity. The Buy not make the Brokerage either the agent or sub-agent | purposes of this Agreement ("Authority" or "Agreement"): er" includes a vendor, landlord and lessor or a prospective seller, vendor, landlord. on. "Self-represented assistance" shall mean assistance provided to a self-rep of any agreement to exchange, or the obtaining of an option to purchase whi t, sub-lease or renewal of a lease. Commission shall be deemed to include of order or number required by the context. For purposes of this Agreement, Buye rs, successors, assigns, related corporations and affiliated corporations. Relate where one half or a majority of the shareholders, directors or officers of the re rs, directors, or officers of the corporation introduced to or shown the property. " Cooperation Policy as published by the Canadian Real Estate Association. | presented party. A ich is subsequentl ther remuneration or shall be deeme ed corporations of elated or affiliate |
| | | scription indicated e seller. The Buye sion stated below sting brokerage o ge or the seller wi |
| , | enters into an agreement to purchase any property of the general description | |
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The Buyer agrees to pay directly to the Brokerage any deficiency between this amount and the amount, if any, to be paid to the Brokerage by a listing brokerage or by the seller. The Buyer understands that if the Brokerage is not to be paid any commission by a listing brokerage or by the seller, the Buyer will pay the Brokerage the full amount of commission indicated above.

of this Agreement (Holdover Period) to purchase or lease any real property shown or introduced to the Buyer from any source whatsoever during the term of this Agreement, provided, however, that if the Buyer enters into a new buyer representation agreement with another registered real estate brokerage after the expiration of this Agreement, the Buyer's liability to pay commission to the Brokerage shall be reduced by the amount paid to the other brokerage under the new agreement.

The Buyer agrees to pay such commission as described above even if a transaction contemplated by an agreement to purchase or lease agreed to or accepted by the Buyer or anyone on the Buyer's behalf is not completed, if such non-completion is owing or attributable to the Buyers default or neglect. Said commission, plus any applicable taxes, shall be payable on the date set for completion of the purchase of the property or, in the case of a lease or tenancy, the earlier of the date of occupancy by the fenant or the date set for commencement of the lease or tenancy. All amounts set out as commission are to be paid plus applicable taxes on such commission.

This Agreement applies for the purchase or lease of one real property. Notwithstanding the foregoing, in the event that the Buyer leases a property, this agreement remains in force as set out herein for the purchase of the leased property or a property of the general description indicated above. The leasing of a property by the Buyer does not terminate this Agreement with respect to the purchase of a property.

REPRESENTATION: The Buyer acknowledges that the Brokerage has provided the Buyer with written information explaining agency relationships, including information on Seller Representation, Sub-Agency, Buyer Representation, Multiple Representation and Self-Represented Party assistance. The Brokerage shall assist the Buyer in locating a real property of the general description indicated above and shall represent the Buyer in an endeavour to procure the acceptance of an agreement to purchase or lease such a property.

The Buyer acknowledges that the Buyer may not be shown or offered all properties that may be of interest to the Buyer. The Buyer hereby agrees that the terms of any buyer's offer or agreement to purchase or lease the property will not be disclosed to any other buyer by the Brokerage. The Buyer further acknowledges that the Brokerage may be entering into buyer representation agreements with other buyers who may be interested in the same or similar properties that the Buyer may be interested in buying or leasing and the Buyer hereby consents to the Brokerage entering into buyer representation agreements with other buyers who may be interested in the same or similar properties without any claim by the Buyer of conflict of interest. The Buyer hereby appoints the Brokerage as agent for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase or lease a property negotiated by the Brokerage.

MULTIPLE REPRESENTATION: The Buyer hereby acknowledges that the Brokerage may be entering into listing agreements with sellers of properties the Buyer may be interested in buying or leasing. In the event that the Brokerage has entered into or enters into a listing agreement with the seller of a property the Buyer may be interested in buying or leasing, the Brokerage will require the Buyer's written consent to represent both the Buyer and the seller for the transaction.

The Buyer understands and acknowledges that the Brokerage must be impartial when representing both the Buyer and the seller and equally protect the interests of the Buyer and the seller in the transaction. The Buyer understands and acknowledges that when representing both the Buyer and the seller, the Brokerage shall have a duty of full disclosure to both the Buyer and the seller, including a requirement to disclose all factual information about the property known to the Brokerage.

- However, The Buyer further understands and acknowledges that the Brokerage shall not disclose:

 that the seller may or will accept less than the listed price, unless otherwise instructed in writing by the seller;
- that the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer
- the motivation of or personal information about the Buyer or seller, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- the price the Buyer should offer or the price the seller should accept; the Brokerage shall not disclose to the Buyer the terms of any other offer, unless otherwise directed in writing by the seller; and
- the Brokerage shall not disclose to the seller the terms of any other offer by the Buyer.

However, it is understood that factual market information about comparable properties and information known to the Brokerage concerning potential uses for the property will be disclosed to both Buyer and seller to assist them to come to their own conclusions.

The Brokerage shall not be appointed or authorized to be agent for either the Buyer or the seller for the purpose of giving and receiving notices where the Brokerage represents both the Buyer and the seller (multiple representation) or where the seller or the buyer is a self-represented party.

MULTIPLE REPRESENTATION AND DESIGNATED REPRESENTATION: The Buyer understands and acknowledges where both the Buyer and seller are represented by a designated representative of the Brokerage, multiple representation will not result, unless that designated representative represents more than one client in the same trade, and will require consent in writing for such multiple representation. In the event of multiple representation and designated representation, the Brokerage duty of disclosure to both the buyer and the seller client is as more particularly set out in the agreement with the respective buyer or seller.

- **REFERRAL OF PROPERTIES:** The Buyer agrees that during the currency of this Buyer Representation Agreement the Buyer will act in good faith and work exclusively with the Brokerage for the purchase or lease of a real property of the general description indicated above. The Buyer agrees that, during the currency of this Agreement, the Buyer shall advise the Brokerage immediately of any property of interest to the Buyer that came to the Buyer's attention from any source whatsoever, and all offers to purchase or lease submitted by the Buyer shall be submitted through the Brokerage to the seller. If the Buyer arranges a valid agreement to purchase or lease any property of the general description indicated above that came to the attention of the Buyer during the currency of this Agreement and the Buyer arranges said agreement during the currency of this Agreement or within the Holdover Period after expiration of this Agreement, the Buyer agrees to pay the Brokerage the amount of commission set out above in Paragraph 2 of this Agreement, payable within (5) days following the Brokerage's written demand therefor.
- INDEMNIFICATION: The Brokerage and representatives of the Brokerage are trained in dealing in real estate but are not qualified in determining the physical condition of the land or any improvements thereon. The Buyer agrees that the Brokerage and representatives of the Brokerage will not be liable for any defects, whether latent or patent, to the land or improvements thereon. All information supplied by the seller or landlord or the listing brokerage may not have been verified and is not warranted by the Brokerage as being accurate and will be relied on by the Buyer at the Buyer's own risk. The Buyer acknowledges having been advised to make their own enquiries to confirm the condition of the pro-

| naving been advised to make men own enquires to | commin the condition of the property. |
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| INITIALS OF BROKERAGE: | INITIALS OF BUYER(S): |
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- **6. FINDERS FEE:** The Buyer acknowledges that the Brokerage may be receiving a finder's fee, reward and/or referral incentive, and the Buyer consents to any such benefit being received and retained by the Brokerage in addition to the commission as described above.
- CONSUMER REPORTS: The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 8. **USE AND DISTRIBUTION OF INFORMATION:** The Buyer consents to the collection, use and disclosure of personal information by the Brokerage for such purposes that relate to the real estate services provided by the Brokerage to the Buyer including, but not limited to: locating, assessing and qualifying properties for the Buyer; advertising on behalf of the Buyer; providing information as needed to third parties retained by the Buyer to assist in a transaction (e.g., financial institutions, building inspectors, etc.); and such other use of the Buyer's information as is consistent with the services provided by the Brokerage in connection with the purchase or prospective purchase of the property.

The Buyer agrees that the sale and related information regarding any property purchased by the Buyer through the Brokerage may be retained and disclosed by the Brokerage and/or real estate board(s) (if the property is an MLS® Listing) for reporting, appraisal and statistical purposes and for such other use of the information as the Brokerage and/or board deems appropriate in connection with the listing, marketing and selling of real estate, including conducting comparative market analyses.

The Buyer acknowledges that the information, personal or otherwise ("information"), provided to the real estate board or association may be stored on databases located outside of Canada, in which case the information would be subject to the laws of the jurisdiction in which the information is located.

- 9. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any provisions added to this Agreement, shall constitute the entire Agreement between the Buyer and the Brokerage. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein.
- 10. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms of this Agreement.
- 11. **ELECTRONIC COMMUNICATION:** This Agreement and any agreements, notices or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by the Buyer by electronic means shall be deemed to confirm the Buyer has retained a true copy of the Agreement.
- 12. **ELECTRONIC SIGNATURES:** If this Agreement has been signed with an electronic signature the parties hereto consent and agree to the use of such electronic signature with respect to this Agreement pursuant to the *Electronic Commerce Act, 2000, S.O. 2000, c17* as amended from time to time.

THE DESIGNATED REPRESENTATIVE OF THE BROKERAGE AGREES TO REPRESENT THE BUYER IN LOCATING A REAL PROPERTY OF THE GENERAL DESCRIPTION INDICATED ABOVE IN AN ENDEAVOUR TO OBTAIN THE ACCEPTANCE OF AN AGREEMENT TO PURCHASE OR LEASE A PROPERTY ON TERMS SATISFACTORY TO THE BUYER. (Name of Person Signing) (Authorized to bind the Brokerage) (Date) THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME, I ACCEPT THE TERMS OF THIS AGREEMENT AND I ACKNOWLEDGE ON THIS DATE I HAVE SIGNED UNDER SEAL. Any representations contained herein are true to the best of my knowledge, information and belief. SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal: (Signature of Buyer) (Seal) (Date) (Tel. No.) (Tel. No.) (Signature of Buyer) (Seal) (Date) **DECLARATION OF INSURANCE** The Salesperson/Broker/Broker of Record (Name of Salesperson/Broker/Broker of Record) hereby declares that he/she is insured as required by TRESA.

ACKNOWLEDGEMENT

(Signature(s) of Salesperson/Broker/Broker of Record)

(Date)

| | | | 7011110 | TTLLDOLINIE | | | | | | |
|----------------------|------------------|--------------|------------------|--------------|----------------|----------|----------|--------|---------|-----------|
| The Buyer(s) hereby | acknowledge that | the Buyer(s) | fully understand | the terms of | this Agreement | and have | received | а сору | of this | Agreement |
| on the | day of | ••••• | ••••• | ••••• | ••••• | ••••• | , 20 | | ••••• | |
| | • | | | | | | | | | |
| (Signature of Buyer) | | | | | | (Date) | | | | |
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(Signature of Buyer)



Form 371 for use in the Province of Ontario

Schedule A **Buyer Designated Representation Agreement Authority for Purchase or Lease**

| This Schedule is attached to and forms part of the Buyer Designated Representation Agreement, Authority for | Purchase or Lease (Agreement) between: |
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| BROKERAGE: | ,and |
| BUYER: | |
| This Schedule to the Agreement, <i>inter alia</i> , sets out the details of the provision of services by the Brokerage and representation by the Designated Representative of the Brokerage, and subject to the terms of Clause 9 in addition to provision of services, confidentiality and representation set out in the Agreement. | and the provision of services, confidentiality in the Agreement (Conflict or Discrepancy), is |
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| This form must be initialled by all parties to the Agreement. | |
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| INITIALS OF BROKERAGE: | INITIALS OF BUYER(S): |

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