

# BUYER INTERMEDIARY AGREEMENT

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Broker: \_\_\_\_\_

Section 1 **Authorization To Serve As Intermediary.** The law of Texas requires a broker to obtain the written consent of both parties to serve as an intermediary in a transaction. Buyer authorizes Broker to show Buyer properties which Broker has listed for sale (Listed Property) and to serve as an intermediary between Buyer and the seller of the Listed Property if Buyer elects to attempt to purchase any Listed Property. Broker may, after providing written notice to Buyer, appoint one or more licensees associated with Broker to communicate with and carry out Buyer's instructions and one or more licensees to communicate with and carry out the instructions of the seller of Listed Property.

Section 2. **Intermediary Terms.** Broker will represent Buyer in negotiations for the purchase of the Property, unless Broker is serving as an intermediary, when the following restrictions and limitations shall apply. Broker, and any licensees associated with Broker:

- (1) may not disclose to Buyer that the seller of Listed Property will accept a price less than the asking price unless otherwise instructed in a separate writing by the seller;
- (2) may not disclose to the seller that the Buyer will pay a price greater than the price submitted in a written offer to the seller of Listed Property unless otherwise instructed in a separate writing from the Buyer;
- (3) may not disclose any confidential information or any information the seller or Buyer specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose such information by the Texas Real Estate License Act or a court or if the information materially relates to the condition of the Property;
- (4) Shall treat all parties to the transaction honestly; and
- (5) shall comply with the Texas Real Estate License Act.

Section 3. **Multiple Properties, Buyers Or Offers.** Other buyers represented by Broker may seek to acquire the same properties Buyer desires to acquire. Buyer consents to Broker's representation of other buyers. Broker will not disclose the price offered or financial details of Buyer's offer to other potential buyers nor will Broker disclose to Buyer the details of any other offer presented by another buyer represented by Broker. Broker will remain neutral in presenting multiple offers from buyers represented by Broker or if Broker is an intermediary.

Buyer:

Broker:

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone No: \_\_\_\_\_