

LIMITED SERVICE BUYER REPRESENTATION AGREEMENT

(Touring / Showing Agreement) — Montana

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BUYER REPRESENTATION AGREEMENT

Date:

This Limited Service Buyer Representation Agreement ("Agreement") is entered into as of the date written above.

PARTIES; DEFINITIONS

1.1 Buyer. The undersigned buyer(s) identified below (collectively, "Buyer"); and, if applicable, Co-Buyer:

1.2 Brokerage and Licensee. Brokerage: _____;
Broker/Salesperson: _____ (collectively, "Broker" or "Broker/Salesperson," as applicable).

1.3 Definitions. As used in this Agreement, "Broker" includes the identified brokerage firm and the individual broker or salesperson named above, together with associated licensees acting under the supervision of the brokerage, except as otherwise stated.

COMPENSATION DISCLOSURE

2.1 Negotiability. Buyer acknowledges and agrees that compensation paid to real estate brokers or agents is fully negotiable and is not set or fixed by Montana law, any real estate board or association, or any multiple listing service.

APPOINTMENT OF BROKER FOR LIMITED SERVICES

3.1 Appointment. Buyer hereby appoints Broker as Buyer's limited service representative for the limited purposes described in this Agreement.

3.2 Scope of Transaction Types. This Agreement may apply to the following transaction types (check all that apply): Purchase Lease Option to Purchase Other:

3.3 Purpose. Broker will assist Buyer in identifying and touring potential properties that may meet Buyer's criteria.

REPRESENTATION DISCLOSURE

4.1 No Conflicting Exclusive Agreement. Buyer represents that Buyer is not currently a party to any other exclusive buyer representation agreement with any other licensee or brokerage for the same services covered by this Agreement, unless disclosed here:

AGENCY RELATIONSHIP DISCLOSURE

5.1 Brokerage Relationship Disclosure. Buyer will receive or has received a written brokerage relationship disclosure as required by Montana law, and by signing below Buyer acknowledges receipt of that disclosure.

TERM OF AGREEMENT

6.1 Effectiveness. This Agreement becomes effective when signed by both parties.

6.2 Duration ; Termination . Unless otherwise agreed in writing , this Agreement shall terminate at 11:59 p.m. on the date that is three (3) calendar days after the date of full execution . If desired , the parties may specify a different termination date here: _____ , which shall control if completed . This Agreement may be extended only by a written agreement signed by both parties . Either party may terminate this Agreement earlier by written notice to the other party ; provided , however , termination shall not affect rights or obligations that expressly survive or accrued prior to termination .

LIMITED SCOPE OF SERVICES

7.1 Included Services. Under this limited engagement , Broker's services are limited to: (a) consulting with Buyer about properties of interest ; (b) assisting in identifying potential properties ; and (c) arranging and/or conducting property tours or showings .

7.2 Excluded Services. Unless and until the parties execute a separate written agreement , Broker does not represent Buyer in preparing , presenting , or negotiating offers or counteroffers ; advising on contract terms ; coordinating inspections or due diligence ; negotiating credits or repairs ; or providing transaction management through closing . Any additional brokerage services shall require a separate written agreement that defines the scope of representation and compensation .

COMPENSATION FOR LIMITED SERVICES

8.1 No Buyer Obligation for Touring Services. Buyer does not owe compensation to Broker for the limited touring /showing services described in this Agreement unless otherwise expressly agreed in writing .

8.2 Separate Agreement for Additional Services. If Buyer requests additional brokerage services beyond the limited scope defined herein , the parties will enter into a separate written agreement specifying the scope of services and the amount and source of compensation .

AUTHORIZATIONS

9.1 Cooperation Within Brokerage and With Other Licensees. Buyer authorizes Broker to: (a) work with other licensed real estate agents affiliated with the Brokerage in providing the limited services described in this Agreement ; and (b) coordinate access to , and showings of , properties with listing brokers , listing agents , sellers , tenants , property managers , or their representatives .

9.2 Authorized Assistants. Buyer authorizes the following individuals to assist with scheduling and/or touring properties with Buyer on Broker's behalf (if any): _____ ;

_____ .

DESCRIPTION OF PROPERTY INTERESTS

10.1 General Criteria . Buyer's general criteria for properties of interest (complete as applicable):

Property Type(s):

Approximate Size/ Bedrooms / Bathrooms / Acreage:

Preferred Location(s)/Areas:

Approximate Purchase Price or Rent Range:

Timing/Move-In Target :

Other Requirements or Preferences:

AGENCY; DUTIES; FAIR HOUSING

11.1 Agency. Broker's relationship to Buyer under this Agreement is limited as specified . Broker will act in accordance with applicable Montana brokerage relationship disclosures acknowledged by Buyer .

11.2 Duties. Broker will exercise reasonable skill, care, and diligence within the limited scope of services selected by Buyer.

11.3 Fair Housing. The parties shall comply with all applicable federal and Montana fair housing laws. Properties will be shown and evaluated without regard to protected classes as defined by applicable law.

TAX AND REGULATORY NOTICE (OPTIONAL)

12.1 Advisory. Tax laws, property tax rules, and other regulations affecting real property ownership or occupancy may change. Broker does not provide tax or legal advice. Buyer is encouraged to seek advice from qualified tax or legal professionals regarding any such matters.

GENERAL PROVISIONS

13.1 Entire Agreement ; Amendments . This Agreement constitutes the entire agreement between the parties regarding its subject matter and supersedes all prior discussions or understandings concerning the limited services described herein. Any amendment or extension must be in a written instrument signed by both parties.

13.2 No Legal, Tax, or Other Professional Advice. Broker does not provide legal, tax, accounting, survey, engineering, environmental, or other professional advice. Buyer is advised to consult appropriate professionals on such matters.

13.3 Electronic Signatures ; Counterparts . This Agreement may be executed in counterparts, each of which is deemed an original, and all of which together constitute one instrument. Signatures transmitted electronically, including by electronic signature platforms or by scanned or photographed signatures, shall be deemed original and binding to the fullest extent permitted by applicable law.

13.4 Notices. Notices under this Agreement shall be in writing and may be delivered in person, by email, or by other agreed electronic means to the contact information provided by the parties. A party may update its contact information by written notice.

13.5 Time Calculation . Unless otherwise stated, references to "days" mean calendar days. If a deadline under this Agreement falls on a Saturday, Sunday, or federal or Montana legal holiday, performance may be completed on the next business day.

13.6 Severability . If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

13.7 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Montana.

13.8 No Dual or Designated Agency Created by This Form. Nothing in this Agreement creates any agency relationship beyond the limited scope described herein. Any change in the type of brokerage relationship must be made in a separate written agreement or disclosure as required by Montana law.

ACKNOWLEDGMENTS

14.1 Buyer Acknowledgment . Buyer has read this Agreement, understands its limited scope, and acknowledges receipt of the required written brokerage relationship disclosure.

14.2 Broker Acknowledgment . Broker agrees to perform the limited services described in this Agreement in accordance with applicable law and this Agreement.

SIGNATURES

BUYER SIGNATURE 1

BUYER:

Signature :

BUYER DATE 1

BUYER SIGNATURE 2

CO-BUYER (IF APPLICABLE):

Signature :

BUYER DATE 2

Date: BUYER PRINTED NAME 1
Printed Name:

Date: BUYER PRINTED NAME 2
Printed Name:

BROKER SIGNATURE 1

BROKER/ SALESPERSON :

Signature : BROKER DATE 1

Date: BROKER PRINTED NAME 1

Printed Name:

Brokerage Name:

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.