# TO THE HOMEBUYING JOURNEY

## BUYER ENGAGEMENT LETTER

#### Dear Home Buyer,

On behalf of The Keyes Company and myself, I would like to welcome you as a customer. I appreciate the trust you are placing in us to provide you with top-tiered service as we find your perfect home. As of August 2024, an agreement must now be signed prior to viewing properties. Below are the terms of the agreement.

#### • Length of Agreement.

to \_\_\_\_\_\_. However, if you are under contract to purchase property that is found or pending during the term, this agreement will remain effective until that transaction has closed or is otherwise null and void.

MIL

- **Cancellation**. This agreement may be terminated by mutual agreement of both parties at any time prior to the submission of an offer to purchase property by providing written notice. Any properties introduced by us shall be covered by this agreement regardless of early termination.
- Broker Compensation. We will seek to be paid a commission from the listing broker (or from a prospective seller). If the commission paid by the listing broker or seller does not completely satisfy an amount equal to \$\_\_\_\_\_\_or 3% of the purchase price of RESALE property, or \$\_\_\_\_\_or 6% for NEW CONSTRUCTION then you agree to pay us the difference at closing. You also agree to pay a fee equal to \$399 at closing for administrative expenses associated with the transaction. As always, our fee is fully negotiable and not set by law.

• **Brokerage Relationship**. Our services will be that of a Transaction Broker.

The Keyes Company

- **Dispute Resolution.** This agreement will be construed under Florida law and represents the entire agreement between the parties. All claims shall be brought in claimant's individual capacity, and not as a member in any class, representative proceeding, or in the interest of the general public. Any controversy or claim that arises shall be settled by domestic arbitration, in accordance with the Revised Florida Arbitration Code, in the county where the branch office is located. The arbitrator shall be selected from a panel and shall be approved by the parties. Each party shall bear its own costs and attorney fees.
- Other Terms. \_

### **OUR COMMITMENT TO YOU**

**Property Search:** Identify properties that meet your criteria and schedule showings.

**Market Analysis:** Provide you with information on current market conditions, analyze comparable properties, and help determine a fair offer price.

**Negotiation:** Negotiate on your behalf for the most favorable terms and price.

**Contract Guidance:** Explain the terms of the purchase contract and guide you through the closing process.

**Integrity & Skill:** Communicate with you truthfully and use care and skill to account for all funds, disclose all known facts that materially affect the property and meet all deadlines.

### YOUR COMMITMENT TO US

**Communicate:** Communicate your needs, preferences, and priorities.

**Review Documents & Seek Advice:** Review documents, comply with the obligations and deadlines, and consult with appropriate professionals regarding any legal, tax, or other specialized advice.

**Exclusivity:** Agree that you're not currently bound by another exclusive buyer broker agreement and to work with us (and not with any other agent) for the length of this Agreement. You're not under any obligation to purchase a property.

Buyer					
	Printed Name	Signature	Date		
Buyer					
	Printed Name	Signature	Date		
Broker	The Keyes Company			Founding Member & Sharebolder of	Forbes
	Firm Name	Signature	Date	PORTFOLIO COMPANIES INTERNATIONAL 21 THE WORLD	GLOBAL PROPERTIES