Retainer Fee Agreement And Receipt

EXCLUSIVE BUYER'S AGENCY CONTRACT ADDENDUM

Date: _____

Pemberton Holmes Ltd. hereby acknowledges receipt of a retainer fee of $_____ from _____ to be held in connection with an Exclusive Buyer's Agency Contract signed on _____, 20____ for services to be rendered by Pemberton Holmes Ltd. and _____ (its sales representative) in finding real property on the buyer's behalf and assisting the buyer in negotiating the terms of its purchase.

If the buyer purchases real property consistent with the terms of our agency contract the retainer fee will form part of the buyer's brokerage fee on closing. However, if having employed the services of Pemberton Holmes Ltd. and its sales representative the buyer can not find or decides not to buy real property according to the terms of our contract then the retainer fee will become irrevocably due and payable and shall be paid to Pemberton Holmes Ltd. forthwith upon the expiration of the term of the said contract as payment in full for services rendered during the course of meeting its agency obligations.

It is understood and agreed that the retainer is a fee for services rendered and does not represent an advanced deposit on a property that the buyer might buy.

Signed under seal this _____ day of _____, 20 ____.

_____	_____
Buyer	Pemberton Holmes Ltd.
_____	_____
Buyer	Per: Sales Representative