



**NON-EXCLUSIVE BUYER AGENCY AGREEMENT**  
**(With Consent To Designated Agency And Buyer Found Property Provision)**

This Non-Exclusive Buyer Agency Agreement is made between \_\_\_\_\_ (“BUYER”) and BUY A FARM LAND & AUCTION COMPANY, LLC (“BROKER”). In consideration of the mutual promises set forth below, BUYER and BROKER agree as follows:

1. **Non-Exclusive Buyer Agency.** BUYER grant to BROKER the non-exclusive right to locate or procure real property acceptable for purchase/lease by BUYER. The final decision whether or not a property is acceptable for purchase shall be solely within the discretion of BUYER.

2. **Term of Agency.** The term of this Agreement shall be from \_\_\_\_\_, \_\_\_\_\_ to \_\_\_\_\_, \_\_\_\_\_, unless extended verbally or in writing or terminated by the consummation of purchase or lease.

3. **Broker’s Services/Duties.** BROKER agrees to use reasonable efforts to locate real property acceptable to BUYER and to assist BUYER to negotiate terms and conditions of a contract acceptable to BUYER for the acquisition real property (the “Contract”). The Contract may consist of an accepted offer, purchase and sale agreement, option, deed, exchange agreement, lease or similar instrument. BROKER agrees to assist in locating properties, arrange showings, analyze financing alternatives, give advice concerning real estate practices and procedures, assist in negotiations, arrange inspections requested by BUYER and coordinate activities throughout the process. BROKER further agrees to do all those thing required of it pursuant to Section 15-75 of the Illinois Real Estate License Act. BUYER agrees that such services do not constitute a guarantee or warranty concerning any real property. BUYER agrees that BROKER has not been retained as an attorney, inspector, home inspector, pest/termite inspector, septic inspector, engineer, surveyor or to determine the condition of the real property and has not been retained to provide legal advice, to provide an opinion concerning lawfulness of current or anticipated uses, to perform a title search or to act as a mortgage broker. BUYER agrees that BROKER shall have no duty to disclose any matter or condition outside the boundaries of the real property being considered for purchase, including, but not limited to, present conditions and anticipated changes in the neighborhood where the property is located. BROKER recommends that an attorney and other professionals be hired for such services as BUYER deems appropriate and that BUYER personally investigate particular matters which may be of importance, including, but not limited to, neighborhood composition, the level of crime and presence of sex offenders. BROKER agrees to preserve confidential information of BUYER, making disclosure of confidential information solely to the extent necessary to establish BUYER’S financial qualification.

BROKER represents that BROKER is duly licensed as a real estate broker by the State of Illinois.

4. **Buyer's Duties.** BUYER agrees to cooperate with BROKER by providing relevant and financial information and to cooperate in scheduling and attending showings. BUYER agrees to advise BROKER of any interest in purchase or lease or real property about which BUYER was previously advised by any other person. BUYER shall provide any lender's letter of pre-approval or pre-qualification to BROKER within seven (7) days of receipt. BUYER represents that BUYER is not subject to any earlier agency agreement with any other broker or any protection period. BUYER understands that this agreement does not relieve BUYER of the duty to exercise due diligence for BUYER'S own protection, including the duty to investigate any information of importance to the BUYER.

5. **Broker's Compensation.** BUYER agrees to pay BROKER:

- A. **Retainer.** BUYER shall pay BROKER a retainer in the amount of \$ \_\_\_\_\_ upon signing this Agreement as compensation for professional counseling, consultation, and research. Such retainer is non-refundable and shall (\_\_\_) shall not (\_\_\_) be credited against any Success Fee.
  
- B. **Success Fee.** The parties agree that compensation equal to \_\_\_\_\_ percent (\_\_\_ %) of the gross purchase price or total initial lease amount shall be due BROKER upon closing of the sale or lease contemplated herein, or in the event that, within \_\_\_\_\_ days following the term of this Agreement, BUYER or any person acting for or with BUYER purchases, leases or otherwise acquires an interest in the real property after receiving information about the real property from BROKER during said term. The parties agree that BROKER shall first seek compensation, if any, offered by the listing agent or otherwise from the transaction (listing broker/seller). If obtained, such amount shall be credited to the amount of the Success Fee. If such fee cannot be obtained in whole or in part from the transaction, BUYER agrees to pay BROKER the Success Fee, due at the time set for closing.

6. **Consent To Designated Agency.** A designated agent is a real estate licensee who has been appointed by a broker or salesperson to represent a buyer as a "designated buyer's agent" or to represent a seller as a "designated seller's agent". When a buyer or seller consents to designated agency only that designated agent represents the buyer or seller. Any other agents affiliated with BROKER may represent another party to the transaction and by consenting to designated agency the buyer or seller permits those agents to represent another party. Individuals who are designated agents owe fiduciary duties to their respective clients.

You are further advised that: (a) the designated buyer's agent will represent the BUYER and will owe the BUYER the duties of loyalty, full disclosure, confidentiality, to account for

funds, reasonable care and obedience to lawful instruction: (b) all other licensees affiliated with the appointing BROKER will not represent the BUYER nor will they owe the other duties specified in paragraph (a) to that BUYER, and may potentially represent the seller: and (c) if designated agents affiliated with the same broker represent the seller and buyer in a transaction, the appointing broker shall be a dual agent and neutral as to any conflicting interests of the seller and buyer, but will continue to owe the seller and buyer the duties of confidentiality of material information and to account for funds. By signing this agreement, BUYER consents to designated agency. If dual agency occurs in a transaction, a notice of dual agency will be given. The designated agent(s) for the BUYER is/are:

\_\_\_\_\_ (“DESIGNATED AGENT”).

7. **Disclosure of Identity/Other Brokers/Other Potential Buyers.** BROKER is authorized to disclose BUYER’S identity. BROKER is authorized to cooperate with any pay compensation to other brokers in connection with the performance of BROKER’s services. BUYER understands that BROKER may represent other buyers interested in purchasing the same or a similar property. BUYER consents to such representation.

8. **Entire Agreement/Governing Law.** This Agreement is the entire agreement between the parties. It is binding upon the parties’ heirs, successors, and personal representatives. Assignment of this Agreement by BUYER is strictly forbidden and any attempt to assign this Agreement by BUYER shall be deemed void and of no effect. This Agreement shall be governed by the laws of the State of Illinois. Unless otherwise stated, this Agreement may not be modified, except in writing signed by both parties.

9. **BUYER Found Property.** Notwithstanding anything contained herein to the contrary, in the event BUYER locates real estate he wishes to purchase/lease and BUYER located said real estate without the assistance of BROKER, the terms of this Agreement shall not apply and BUYER shall owe no Success Fee to BROKER upon consummation of the transaction.

10. **Attorney’s Fees.** In the case of the employment of an attorney in any matter arising out of this Agreement, the prevailing party shall be entitled to receive from the other party, all costs and reasonable attorney’s fees, whether the matter is resolved through court action or otherwise. If, through no fault of the BROKER or DESIGNATED AGENT, any litigation arises out of the BUYER’s employment of the BROKER or DESIGNATED AGENT under this Agreement, the BUYER agrees to indemnify the BROKER and DESIGNATED AGENT from all costs and attorney’s fees incurred by the BROKER or DESIGNATED AGENT in pursuing and/or defending such action.

11. **Discrimination.** BROKER and DESIGNATED AGENT shall conduct all brokerage activities in regard to this Agreement without respect to the race, color, religion, sex, national origin, handicap or familial stats of any party or prospective party to this Agreement.

12. **Other Provisions.**

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**This document creates binding legal obligations. For legal advice, consult an attorney.**

**BROKER  
BUY A FARM LAND & AUCTION COMPANY, LLC**

By: \_\_\_\_\_ Dated: \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_

**DESIGNATED AGENT(S)**

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

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

**BUYER(S)**

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

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