

TMI REAL ESTATE

FOR SALE BY OWNER AGREEMENT

This agreement is entered into by and between _____ as "Owner," and TMI Real Estate ("Broker").

It is agreed between Owner and Broker that:

1. Owner is the owner of the property located at _____, hereinafter called the "Property."
2. Owner is endeavoring to sell the Property without the assistance of a licensed real estate professional. However, Broker has a Client/Customer, _____, to whom he/she would like to show the Property.
3. If Owner accepts a contract for sale of the above property from or on behalf of Broker's Client/Customer, the Owner agrees to pay Broker a commission equal to ____% of the sales price of the Property.
4. If Owner enters or agrees to enter into a contract to sell the Property to Broker's Client/Customer at any time within _____ days from the date of Owner's execution of this agreement, then Broker shall be deemed to have earned the above commission, and Owner shall pay the commission to Broker at closing.
5. Owner acknowledges that, with regard to the sale of the Property, Broker has disclosed the following agency relationship (as marked below):

____ BUYER BROKER: Buyer, with regard to the Property, is a Client of Broker. Broker is not an agent of Owner, and no agency relationship, expressed or implied, exists between Owner and Broker. Further, Owner understands that Broker will convey to Buyer/Client any material information know to Broker.

____ TRANSACTION BROKER: A transaction broker assists one or more parties, who are customers in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

Owner Date

Owner Date

TMI Real Estate Associate