

Schedule A Buyer Representation Agreement

Form 303

for use in the Province of Ontario

This Schedule is attached to and forms part of the Buyer Representation Agreement (Agreement) between:

BROKERAGE: **ROYAL LEPAGE TEAM REALTY**, and

BUYER:

for the property known as

..... dated the day of, 20.....

The Parties agree that the services provided by the Designated Representative(s) for the purpose of this Buyer Representation agreement may include, but are not limited to, the following:

***** INSERT YOUR LIST OF PROVIDED SERVICES HERE. EXAMPLES MAY INCLUDE: *****

- Preparation and explanation of Representation Agreement and associated Documentation
- Buyer interview to determine property type, preferred neighbourhoods, wants & needs
- Set up a Buyer search on Matrix, send listings that match Buyer criteria
- Arrange and conduct showings in Buyer search area(s)
- Advise on current market conditions and provide Market activity updates
- Prepare and provide guidance with the Agreement of Purchase and Sale and associated documents
- Negotiate an offer to achieve the best terms, price and results possible
- Advise on best strategies to handle competing offer situations and how to protect your offer information
- Provide referrals to other professionals that may be needed such as lawyers, lenders, inspectors or contractors etc.
- Facilitate and Attend property inspection(s)
- Send Purchase documentation to Lawyers/Lenders on Buyer's behalf
- Provide guidance through paperwork and closing of the transaction

The parties further acknowledge and agree that, while every effort will be made to deliver comprehensive and professional services, the nature and extent of services may adjusted, modified or omitted based on individual circumstances, market conditions and evolving needs of Buyer. Should any of the above noted services not be required during the course of this Representation Agreement, the Buyer agrees to forgo their right to remuneration, compensation, legal or contractual action against the Designated Agent(s) and/or the Brokerage, for the omission of such services.

Should the Buyer and Designated Agent agree to amend the contents of this schedule, the Parties agree that any and all changes will be communicated promptly and agreed to in writing.

If, at any time during the course of this designated representation agreement, the Buyer receives written notice of a multiple representation situation to which the Buyer does not provide their consent to participate, the Buyer agrees that the Brokerage reserves the right to appoint an alternate designated representative, mutually agreeable to the Parties, from within the Brokerage to assume the responsibilities agreed to within this Representation Agreement.

This form must be initialled by all parties to the Agreement.

INITIALS OF BROKERAGE:

INITIALS OF BUYER(S):