

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BC60-8-13) (Mandatory 1-14)

THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Compensation charged by brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY OR TRANSACTION-BROKERAGE.

EXCLUSIVE RIGHT-TO-BUY LISTING CONTRACT

BUYER AGENCY **TRANSACTION BROKERAGE**

Date:

1. AGREEMENT. Buyer and Brokerage Firm enter into this exclusive, irrevocable contract (Buyer Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Buyer. Brokerage Firm will receive compensation as set forth in this Buyer Listing Contract.

2. BROKER AND BROKERAGE FIRM.

2.1. Multiple-Person Firm. If this box is checked, the individual designated by Brokerage Firm to serve as the broker of Buyer and to perform the services for Buyer required by this Buyer Listing Contract is called Broker. If more than one individual is so designated, then references in this Buyer Listing Contract to Broker includes all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

2.2. One-Person Firm. If this box is checked, Broker is a real estate brokerage firm with only one licensed natural person. References in this Buyer Listing Contract to Broker or Brokerage Firm mean both the licensed natural person and Brokerage Firm who serve as the broker of Buyer and perform the services for Buyer required by this Buyer Listing Contract.

3. DEFINE TERMS

3.1. Buyer: *BRIAN BUYER and BRIANNA BUYER*

and any other person or entity on whose behalf the named party acts, directly or indirectly, to Purchase the Property.

3.2. Brokerage Firm: *Realty Group LLC*

3.3. Broker: *David Bovard, Broker Owner*

3.4. Property. Property means real estate which substantially meets the following requirements or similar real estate acceptable to Buyer:

3.5. Purchase; Lease.

3.5.1. Purchase means the acquisition of any interest in the Property or the creation of the right to acquire any interest in the Property, including a contract or lease. It also includes an agreement to acquire any

ownership interest in an entity that owns the Property.

3.5.2. If this box is checked, Buyer authorizes Broker to negotiate a lease of the Property. Lease of the Property or Lease means any agreement between a landlord and the Buyer to create a tenancy or leasehold interest in the Property.

3.6. Listing Period. The Listing Period of this Buyer Listing Contract begins on 3/1/2019, and continues through the earlier of (1) completion of the Purchase of the Property or Lease of the Property or (2) 6/1/2019, and any written extensions (Listing Period). Broker will continue to assist in the completion of any purchase or lease for which compensation is payable to Brokerage Firm under § 7 of this Buyer Listing Contract.

3.7. Applicability of Terms. A check or similar mark in a box means that such provision is applicable. The abbreviation "N/A" or the word "Deleted" means not applicable. The abbreviation "MEC" (mutual execution of this contract) means the date upon which both parties have signed this Buyer Listing Contract.

3.8. Day; Computation of Period of Days, Deadline.

3.8.1. Day. As used in this Buyer Listing Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

3.8.2. Computation of Period of Days, Deadline. In computing a period of days, when the ending date is not specified, the first day is excluded and the last day is included (e.g., three days after MEC. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday) such deadline Will Will Not be extended to the next day that is not a Saturday, Sunday or Holiday, should neither box be checked, the deadline will not be extended.

4. BROKERAGE RELATIONSHIP.

4.1. If the Buyer Agency box at the top of page 1 is checked, Broker represents Buyer as a Buyer's limited agent (Buyer's Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

4.2. In-Company Transaction — Different Brokers. When the seller and Buyer in a transaction are working with different brokers, those brokers continue to conduct themselves consistent with the brokerage relationships they have established. Buyer acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage Firm working with seller.

4.3. In-Company Transaction — One Broker. If the seller and Buyer are both working with the same Broker, Broker will function as:

4.3.1. Buyer's Agent. If the Buyer Agency box at the top of page 1 is checked, the parties agree the following applies:

4.3.1.1. Buyer Agency Only. Unless the box in § 4.3.1.2 (**Buyer Agency Unless Brokerage Relationship with Both**) is checked, Broker represents Buyer as Buyer's Agent and must treat the seller as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Broker must disclose to such customer Broker's relationship with Buyer.

4.3.1.2. Buyer Agency Unless Brokerage Relationship with Both. If this box is checked, Broker represents Buyer as Buyer's Agent and must treat the seller as a customer, unless Broker currently has or enters into an agency or Transaction-Brokerage relationship with the seller, in which case Broker must act as a Transaction-Broker.

4.3.2. Transaction-Broker. If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither box is checked, Broker must work with Buyer as a Transaction-Broker. A Transaction-Broker must perform the duties described in § 5 and facilitate purchase transactions without being an advocate or agent for either party. If the seller and Buyer are working with the same broker, Broker must continue to function as a Transaction-Broker.

5. BROKERAGE DUTIES. Brokerage Firm, acting through Broker, as either a Transaction-Broker or a Buyer's Agent, must perform the following **Uniform Duties** when working with Buyer:

5.1. Broker must exercise reasonable skill and care for Buyer, including but not limited to the following:

5.1.1. Performing the terms of any written or oral agreement with Buyer;

5.1.2. Presenting all offers to and from Buyer in a timely manner regardless of whether Buyer is already a party to a contract to Purchase the Property;

- 141 5.1.3. Disclosing to Buyer adverse material facts actually known by Broker;
142 5.1.4. Advising Buyer regarding the transaction and advising Buyer to obtain expert advice as to
143 material matters about which Broker knows but the specifics of which are beyond the expertise of Broker;
144 5.1.5. Accounting in a timely manner for all money and property received; and
145 5.1.6. Keeping Buyer fully informed regarding the transaction.
146
147 5.2. Broker must not disclose the following information without the informed consent of Buyer:
148 5.2.1. That Buyer is willing to pay more than the purchase price offered for the Property;
149 5.2.2. What Buyer's motivating factors are;
150 5.2.3. That Buyer will agree to financing terms other than those offered; or
151 5.2.4. Any material information about Buyer unless disclosure is required by law or failure to disclose
152 such information would constitute fraud or dishonest dealing.

155 5.3. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or
156 designee for the purpose of proper supervision, provided such supervising broker or designee does not further
157 disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

159 5.4. Broker may show properties in which Buyer is interested to other prospective buyers without
160 breaching any duty or obligation to Buyer. Broker is not prohibited from showing competing buyers the same
161 property and from assisting competing buyers in attempting to purchase a particular property.

162 5.5. Broker is not obligated to seek other properties while Buyer is already a party to a contract to
163 purchase property.

164 5.6. Broker has no duty to conduct an independent inspection of the Property for the benefit of Buyer and
165 has no duty to independently verify the accuracy or completeness of statements made by a seller or
166 independent inspectors. Broker has no duty to conduct an independent investigation of Buyer's financial
167 condition or to verify the accuracy or completeness of any statement made by Buyer.

168 5.7. Broker must disclose to any prospective seller all adverse material facts actually known by Broker,
169 including but not limited to adverse material facts concerning Buyer's financial ability to perform the terms of
170 the transaction and whether Buyer intends to occupy the Property as a principal residence.

171 5.8. Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been
172 approved, directed or ratified by Buyer.

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179 **6. ADDITIONAL DUTIES OF BUYER'S AGENT.** If a Buyer Agency box at the top of page 1 is checked,
180 Broker is Buyer's Agent, with the following additional duties:

181 6.1. Promoting the interests of Buyer with the utmost good faith, loyalty and fidelity;

182 6.2. Seeking a price and terms that are acceptable to Buyer; and

183 6.3. Counseling Buyer as to any material benefits or risks of a transaction that are actually known by
184 Broker.
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188 **7. COMPENSATION TO BROKERAGE FIRM.** In consideration of the services to be performed by Broker,
189 Brokerage Firm will be paid as set forth in this section, with no discount or allowance for any efforts made by
190 Buyer or any other person. Brokerage Firm is entitled to receive additional compensation, bonuses, and
191 incentives paid by listing brokerage firm or seller. Broker will inform Buyer of the fee to be paid to Brokerage
192 Firm and, if there is a written agreement, Broker will supply a copy to Buyer, upon written request of Buyer.

193
194 **7.1. Brokerage Success Fee - Purchase.**

195 **Check Compensation Arrangement:**

196 7.1.1. **Success Fee.** Brokerage Firm will be paid as follows:

197 7.1.1.1. **Amount.** A fee equal to % of the purchase price, but not less than \$, except as
198 provided in § 7.1.1.2.

199 7.1.1.2. **Adjusted Amount.** § 19. (Additional Provisions) or Other **NONE.**

200 7.1.1.3. **When Earned; When Payable - Purchase.** The Success Fee is earned by
201 Brokerage Firm upon the Purchase of the Property and is payable upon closing of the transaction. If any
202 transaction fails to close as a result of the seller's default, with no fault on the part of Buyer, the Success Fee
203 will be waived. If any transaction fails to close as a result of Buyer's default, in whole or in part, the Success
204 Fee will not be waived; such fee is payable upon Buyer's default, but not later than the date that the closing of
205 the transaction was to have occurred.
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7.1.2. Hourly Fee. Brokerage Firm will be paid \$ per hour for time spent by Broker pursuant to this Buyer Listing Contract, up to a maximum total fee of \$. This hourly fee is payable to Brokerage Firm upon receipt of an invoice from Brokerage Firm.

7.1.3. Retainer Fee. Buyer will pay Brokerage Firm a nonrefundable retainer fee of \$ due and payable upon signing of this Buyer Listing Contract. This amount will will Not be credited against other fees payable to Brokerage Firm under this section.

7.1.4. Other Compensation.

NONE

7.2. Brokerage Firm's Fee — Lease. If the box in § 3.5.2 is checked, Brokerage Firm will be paid a fee as follows, less any amounts paid by the listing brokerage firm or landlord:

7.2.1. Amount. \$ per square foot per , or , except as provided in § 7.2.2.

7.2.2. Adjusted Amount. See §19. (Additional Provisions) or Other .

7.2.3. Other. **NONE**

7.2.4. When Earned; When Payable - Lease. This Lease fee is earned upon the mutual execution of the Lease. One-half of this Lease fee is payable upon mutual execution of the Lease and one-half upon possession of the premises by tenant or as follows: . If the Lease, executed after the date of this Buyer Listing Contract, contains an option to extend or renew, or if Buyer expands into additional space within the building or complex where the Property is located, Brokerage Firm will will not be paid a fee upon exercise of such extension or renewal option or expansion. If Brokerage Firm is to be paid a fee for such extension, renewal or expansion, the amount of such fee and its payment are as follows:

7.3. Who Will Pay Brokerage Firm's Fee.

7.3.1. Listing Brokerage Firm or Seller May Pay. Broker is authorized and instructed to request payment of Brokerage Firm's fee from the listing brokerage firm or seller. Buyer is obligated to pay any portion of Brokerage Firm's fee which is not paid by the listing brokerage firm or seller.

7.3.2. Buyer Will Pay. Buyer is obligated to pay Brokerage Firm's fee.

7.3.3. Listing Brokerage Firm or Seller May Pay. Buyer is NOT Obligated to Pay. Broker is authorized to obtain payment of Brokerage Firm's fee from the listing brokerage firm or seller . Provided Buyer has fulfilled Buyer's obligations in this Buyer Listing Contract, Buyer is **not** obligated to pay Brokerage Firm's fee.

If no box is checked above, then § 7.3.3 (Buyer is NOT Obligated to Pay) will apply.

7.4. Holdover Period. Brokerage Firm's fee applies to Property contracted for (or leased if § 3.5.2 is checked) during the Term of the Buyer Listing Contract or any extensions and also applies to Property contracted for or leased with a calendar days after the Listing Period expires(Holdover Period) (1) if the Property is one on which Broker negotiated and (2) if Broker submitted its address or other description in writing to Buyer during the Listing Period, (Submitted Property). Provided, however, Buyer Will Will Not owe the compensation under §§ 7.1, 7.2, 7.3.1 and 7.3.2 as indicated, if a commission is earned by another real estate brokerage firm acting pursuant to an exclusive agreement with Buyer entered into during the Holdover Period and a Sale or Lease of the Submitted Property is consummated. If no box is checked in this § 7.4, then Buyer does not owe the commission to Brokerage Firm.

8. LIMITATION ON THIRD-PARTY COMPENSATION. Neither Broker nor Brokerage Firm, except as set forth in § 7, will accept compensation from any other person or entity in connection with the Property without the written consent of Buyer. Additionally, neither Broker nor Brokerage Firm is permitted to assess and receive mark-ups or other compensation for services performed by any third party or affiliated business entity unless Buyer signs a separate written consent for such services.

9. BUYER'S OBLIGATIONS TO BROKER. Buyer agrees to conduct all negotiations for the Property only through Broker and to refer to Broker all communications received in any form from real estate brokers, prospective sellers, or any other source during the Term of this Buyer Listing Contract. Buyer represents that Buyer is is Not currently a party to any agreement with any other broker to represent or assist Buyer in the location or Purchase of Property.

281 **10. RIGHT OF PARTIES TO CANCEL.**

282 **10.1. Right of Buyer to Cancel.** In the event Broker defaults under this Buyer Listing Contract, Buyer
283 has the right to cancel this Buyer Listing Contract, including all rights of Brokerage Firm to any compensation if
284 the Buyer Agency box at the top of page 1 is checked. Examples of a Broker default include, but are not limited to
285 the Buyer Agency box at the top of page 1 is checked. Examples of a Broker default include, but are not limited to
286 to (1) abandonment of Buyer, (2) failure to fulfill all material obligations of Broker and (3) failure to fulfill all
287 material Uniform Duties (§ 5) or, if the Buyer Agency box at the top of page 1 is checked, the failure to fulfill all
288 material Additional Duties Of Buyer's Agent (§ 6). Any rights of Buyer that accrued prior to cancellation will
289 survive such cancellation.

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291 **10.2. Right of Broker to Cancel.** Brokerage Firm may cancel this Buyer Listing Contract upon written
292 notice to Buyer if Buyer fails to reasonably cooperate with Broker or Buyer defaults under this Buyer Listing
293 Contract. Any rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation.
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296 **11. COST OF SERVICES OR PRODUCTS OBTAINED FROM OUTSIDE SOURCES.** Broker will not obtain
297 or order products or services from outside sources unless Buyer has agreed to pay for them promptly when
298 due

299 (e.g., surveys, radon tests, soil tests, title reports, engineering studies, property inspections). Neither Broker
300 nor Brokerage Firm is obligated to advance funds for Buyer. Buyer must reimburse Brokerage Firm for
301 payments made by Brokerage Firm for such products or services authorized by Buyer.
302
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304 **12. BROKERAGE SERVICES; SHOWING PROPERTIES.**

305 **12.1. Brokerage Services.** The following additional tasks will be performed by Broker:

306 **HOME RESEARCH STRATEGY PROCESS:**

- 307
308 *1.) Listen and absorb the clients` vision, timing, common lifestyle recreation, schools, and
309 other family factors, as they begin to take shape with application to neighborhoods, floor
310 plans, and architectural choices.*
311
312 *2.) So that client has a comfortable Financial Plan suggest potential lenders, unless a
313 mortgage lender is already finalized. Having a Financial Plan is the blueprint for action, so we
314 create an accurate strategy.*
315
316 *3.) Compare the Buy First, Then Sell vs Sell First, Then Buy Strategies, with many advantages
317 either way.*
318
319 *4.) Help the client match all these parameters into market possibilities, Showing Homes. Adapt
320 the strategy as needed.*
321
322 *5.) A custom tailored Smart Delivery system will be created for all properties matching the
323 clients` priorities. Delivery will instantly into their mailbox, either morning, evening, or real
324 time the moment new listings come on market.*
325
326 *6.) Write the purchase contract, collaborate on client preferences in multi contract scenarios,
327 and negotiate the details to coordinate with clients` calendar. As Buyer Agent, we are your
328 advocate, but all decisions are made by the client.*
329
330
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332

333 **7.) INSPECTION PROCESS:**

- 334 *A. Roof inspected by a licensed roofing contractor who can deliver a 5 Year Certification once
335 detailed repairs are completed as required.*
336
337 *B. Home Inspector as chosen by the Client.*
338
339 *C. Sewer video scope test with results on line posted to YouTube or DVD provided on site.*
340
341 *D. Mold Testing as recommended by home inspector.*
342
343 *E. Methamphetamine Testing as indicated by home inspector.*
344
345 *F. Structural Engineering Inspection as indicated by home inspector.*
346
347 *G. Home Warranty as Buyer requests, depending on many factors.*
348
349 *H. All reports and tests are paid for, and performed on behalf of the Client.*
350
351 *I. Organize all Inspection Results, and collaborate with client to organize Inspection
Objections delivery to Seller, followed by*

351 **Inspection Resolution.**

352 **8.) Arrange final walk thru within 3**

353 **12.2. Showing Properties.** Buyer acknowledges that Broker has explained the possible methods used by
354 listing brokers and sellers to show properties, and the limitations (if any) on Buyer and Broker being able to
355 access properties due to such methods. Broker's limitations on accessing premises are as follows:
356 . Broker, through Brokerage Firm, has access to the following multiple listing services and property information
357 services:
358

359 **A custom tailored Search Delivery system will be created for all properties matching the**
360 **clients` priorities. Delivery will be instantly into their mailbox, either morning, evening, or real**
361 **time the moment new listings come on market.**
362

363 **13. DISCLOSURE OF BUYER'S IDENTITY.** Broker Does Does Not have Buyer's permission to
364 disclose Buyer's identity to third parties without prior written consent of Buyer.
365

366 **14. DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent
367 of service vary between different settlement service providers (e.g., attorney lenders, inspectors and title
368 companies).
369

370 **15. NONDISCRIMINATION.** The parties agree not to discriminate unlawfully against any prospective seller
371 because of the race, creed, color, sex, sexual orientation, marital status, familial status, physical or mental
372 disability, handicap, religion, national origin or ancestry of such person.
373

374 **16. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Buyer acknowledges
375 that Broker has advised that this document has important legal consequences and has recommended
376 consultation with legal and tax or other counsel before signing this Buyer Listing Contract.
377

378 **17. MEDIATION.** If a dispute arises relating to this Buyer Listing Contract, prior to or after closing, and is not
379 resolved, the parties must first proceed in good faith to submit the matter to mediation. Mediation is a process
380 in which the parties meet with an impartial person who helps to resolve the dispute informally and
381 confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree, in writing,
382 before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share equally
383 in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire
384 dispute is not resolved within 90 calendar days of the date written notice requesting mediation is delivered by
385 one party to the other at the other party's last known address.
386

387 **18. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Buyer Listing Contract, the
388 arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney and
389 legal fees.
390

391 **19. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by
392 the Colorado Real Estate Commission.)
393

394 **20. ATTACHMENTS.** The following are a part of this Buyer Listing Contract:
395

396 **21. NOTICE, DELIVERY AND CHOICE OF LAW.**

397 **21.1. Physical Delivery.** All notices must be in writing, except as provided in § 21.2. Any document,
398 including a signed document or notice, delivered to the other party to this Buyer Listing Contract, is effective
399 upon physical receipt. Delivery to Buyer is effective when physically received by Buyer, any signator on behalf
400 of Buyer, any named individual of Buyer or representative of Buyer.
401

402 **21.2. Electronic Delivery.** As an alternative to physical delivery, any document, including a signed
403 document or written notice may be delivered in electronic form only by the following indicated methods:
404 Facsimile E-mail Internet. If no box is checked, this § 21.2 is not applicable and § 21.1
405 governs notice and delivery. Documents with original signatures will be provided upon request of any party.
406

421 **21.3. Choice of Law.** This Buyer Listing Contract and all disputes arising hereunder are governed by and
422 construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents
423 who sign a contract in this state for property located in Colorado.
424

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426 **22. MODIFICATION OF THIS CONTRACT.** No subsequent modification of any of the terms of this Buyer
427 Listing Contract is valid, binding upon the parties, or enforceable unless in writing and signed by the parties.
428

429 **23. COUNTERPARTS.** This Buyer Listing Contract may be executed by each of the parties, separately, and
when so executed by all the parties, such copies taken together are deemed to be a full and complete contract
between the parties.

24. ENTIRE AGREEMENT. This agreement constitutes the entire contract between the parties and any prior
agreements, whether oral or written, have been merged and integrated into this Buyer Listing Contract.

25. COPY OF CONTRACT. Buyer acknowledges receipt of a copy of this Buyer Listing Contract signed by
Broker, including all attachments.

26. MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer
understands that Buyer must contact local law enforcement officials regarding obtaining such information.

Brokerage Firm authorizes Broker to execute this Buyer Listing Contract on behalf of Brokerage Firm.

BRIAN BUYER

Date: 3/6/2019

Buyer: **BRIAN BUYER**

BRIANNA BUYER

Date: 3/6/2019

Buyer: **BRIANNA BUYER**

David Bovard

Date: 3/5/2019

Broker: **David Bovard, Broker Owner**

Brokerage Firm's Name: **Realty Group LLC**

Address: **6143 S. Willow Drive Suite 101 Greenwood Village, CO 80111**

Ph: **303-523-4663** Fax: Electronic Address: **ddbovard@gmail.com**

BC60-8-13" EXCLUSIVE RIGHT-TO-BUY LISTING CONTRACT

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