

STATE OF OHIO

CONSUMER GUIDE TO AGENCY RELATIONSHIPS BUYER'S AGENCY DISCLOSURE & REPRESENTATION AGREEMENT

IMPORTANT NOTICE — EFFECTIVE AUGUST 17, 2024

Ohio law and the National Association of REALTORS® (NAR) settlement now REQUIRE that a written Buyer Representation Agreement be signed by the buyer BEFORE a licensed real estate agent may show any property. This document must be reviewed, understood, and signed prior to any property showing.

1. WHAT IS A BUYER'S AGENT?

A Buyer's Agent is a licensed Ohio real estate agent who represents YOU — the buyer — exclusively in a real estate transaction. Unlike a seller's agent who represents the seller's interests, your Buyer's Agent is legally and ethically obligated to work in your best interest at all times. The Will & Grace Team at EXP Realty LLC will serve as your dedicated Buyer's Agent.

2. WHY MUST THIS AGREEMENT BE SIGNED BEFORE SHOWING PROPERTY?

As a result of the August 17, 2024 NAR settlement and corresponding updates to Ohio real estate regulations, all licensed real estate agents are now REQUIRED by law to have a signed written Buyer Representation Agreement BEFORE they can show a buyer any property — whether that is an open house, a private showing, or a virtual tour.

This requirement exists to protect YOU as a buyer by ensuring full transparency about who represents you, what services you will receive, and how your agent is compensated — all BEFORE you tour a single home.

3. YOUR BUYER'S AGENT'S FIDUCIARY DUTIES TO YOU

- **LOYALTY:** Your agent will act solely in your best interest throughout the transaction.
- **CONFIDENTIALITY:** Your agent will protect your personal information and negotiating position at all times.
- **DISCLOSURE:** Your agent will disclose all material facts that could affect your buying decision.
- **OBEDIENCE:** Your agent will follow your lawful instructions regarding the purchase of property.
- **REASONABLE CARE:** Your agent will apply professional expertise and due diligence on your behalf.
- **ACCOUNTING:** Your agent will properly account for all funds and documents entrusted to them.

4. DUAL AGENCY DISCLOSURE

Dual agency occurs when the same brokerage represents BOTH the buyer and the seller in a transaction. In a dual agency situation, the agent cannot advocate exclusively for either party. If a dual agency situation arises, you will be notified immediately and must provide written consent before the transaction proceeds. You have the right to seek independent representation at any time.

5. COMPENSATION

Under the new NAR rules, buyer agent compensation must be clearly disclosed in writing before any showing. The Will & Grace Team will discuss compensation terms with you prior to signing this agreement. In many cases, seller-paid compensation may be negotiated as part of the purchase agreement; however, you should understand that you may be responsible for paying your agent's compensation if the seller does not offer it.

6. YOUR RIGHTS AS AN OHIO HOME BUYER

- You have the right to choose your own licensed real estate agent.
- You have the right to know who your agent represents in any transaction.
- You have the right to know how your agent will be compensated.
- You have the right to withdraw from this agreement with proper notice as specified herein.
- You have the right to seek legal counsel before signing any real estate contract.
- You have the right to a full explanation of all documents before signing.

7. TERM OF AGREEMENT

This Buyer's Agency Agreement shall commence on the date signed below and remain in effect for a period agreed upon by both parties. Either party may terminate this agreement with written notice as specified herein. The geographic area covered by this agreement is: State of Ohio and surrounding areas as mutually agreed.

SIGNATURES — AGREEMENT TO REPRESENTATION

BUYER INFORMATION	AGENT / BROKERAGE INFORMATION
Buyer Name (Print): _____	Agent Name: William C. DeShon
Buyer Signature: _____	Brokerage: EXP Realty LLC
Date: _____	License #: _____
Co-Buyer Name (Print): _____	Agent Signature: _____
Co-Buyer Signature: _____	Date: _____
Date: _____	Phone: (234) 228-3895
	Email: success@wealthhorizonsacademy.org

PROPERTY SEARCH CRITERIA

Property Type:	_____	Price Range:	_____
Location/Area:	_____	Min. Bedrooms:	_____
Min. Bathrooms:	_____	Other Requirements:	_____

The Will & Grace Team | EXP Realty LLC | Licensed in Ohio | REALTOR® Member NAR | Equal Housing Opportunity
(234) 228-3895 | success@wealthhorizonsacademy.org | wealthhorizonsacademy.org/pages/will-grace-team-leads

This document is for informational and representation purposes. It does not constitute legal advice. Consult a licensed Ohio real estate attorney for legal guidance specific to your transaction.