

Agency Role and Disclosure

_____, Buyer's representative and Sutton Group West Coast Realty, Buyer's Agent agree to act in the best interest of you the Buyer, and on your behalf as Buyer's Agent, in the pursuit of a successful real estate transaction.

As your professional licensed Realtor, Sutton Group West Coast Realty agrees to act as your agent to provide you with Professional Real Estate Services as discussed and within the Agency obligations disclosed in the brochure entitled "Working with a Realtor". We, the undersigned hereby acknowledge having received and read a copy of the "Working with a Realtor" brochure, and that agency has been explained to us.

Sutton Group West Coast Realty anticipates receiving remuneration from the Seller's Agency of 3.5% of the first \$100,000 and 1.25% of the balance of the purchase price plus HST upon your successful purchase of real estate for which we are the effective cause. If the compensation being offered by a Seller's Agency or Seller to the Buyer's Agency is less than the Remuneration stated above, then the Buyer hereby authorizes the Buyer's Agency to obtain, through the offer to purchase, such portion of the Remuneration as has been disclosed to the Buyer in this agreement.

You acknowledge that Sutton Group West Coast Realty and your Buyer's Agent be permitted to work with other Buyers and Sellers of Real Estate and that you will permit a Limited Dual Agency role. In the event that Sutton Group West Coast Realty acts for both you and the Seller as a Limited Dual Agent, we disclose now that the total remuneration anticipated by Sutton Group West Coast Realty is 7% of the first \$100,000 and 2.5% of the balance plus HST.

In addition, we will disclose to you if the amount of remuneration received is greater than what we have now disclosed. You also consent and acknowledge that Sutton Group West Coast Realty or its sales representative may receive a fee or other incentive, such as service points, from a financial institution from which you may obtain a mortgage.

Acknowledged this _____ day of _____ in the year _____ .

Buyer's signature: _____

Buyer's name: _____

PRINTED