

**Termination of buyer agency agreement form**

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**LLC OPERATING AGREEMENT  
FOR SINGLE MEMBER, MEMBER MANAGED**

DATE: \_\_\_\_\_  
PARTY: \_\_\_\_\_  
**RECITAL:**  
The party to this agreement (the "Member") is signing this agreement for the purpose of forming a limited liability company under the Limited Liability Company Act of the state of \_\_\_\_\_ (the "Act").

**AGREEMENTS:**

- 1. FORMATION**
  - 1.1 Name.** The name of this limited liability company (the "Company") is \_\_\_\_\_.
  - 1.2 Articles of Organization.** Articles of organization for the Company were filed with the Secretary of State for the state of \_\_\_\_\_ (State) on \_\_\_\_\_.
  - 1.3 Duration.** The Company will exist until dissolved as provided in this agreement.
  - 1.4 Principal Office.** The Company's principal office will initially be at \_\_\_\_\_, but may be relocated by the Member at any time.
  - 1.5 Designated Office and Agent for Service of Process.** The Company's initial designated office will be at \_\_\_\_\_, and the name of its initial agent for service of process at that address will be \_\_\_\_\_. The Company's designated office and its agent for service of process may only be changed by filing notice of the change with the Secretary of State of \_\_\_\_\_ in which the articles of organization of the Company were filed.

1 - Operating Agreement  
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**DILAWRI AUTOMOTIVE GROUP – Dilawri BMW-New Sales Associate  
Sales & Leasing Consultant Employment Agreement**

Sales Consultant:..... Dealer:.....

**Salesperson's Duties and Responsibilities**

- A.** Sales Consultant must be on time for floor duty and sales meetings. The showroom must have available sales staff at all times – it is your responsibility to ensure another member of the sales team is on hand before taking breaks or finishing your shift.
- B.** Any requests for a shift change or time off must be cleared through department management prior to the time in question.
- C.** All vacation requests must be approved by management on a first come – first served basis.
- D.** When requested, all sales personnel are required to attend car shows and special promotions outside the dealership unless absence is approved by management in advance.
- E.** The Sales Consultant shall comply with all regulations outlined in the Saskatchewan Motor Vehicle Dealer Act and any other provincial or federal legislation regulating the sale of motor vehicles. The Sales Consultant will be responsible for any loss or damages to the company arising from such violation.
- F.** The Sales Consultant shall be neat and professional in appearance and shall conduct himself or herself in a manner befitting a professional environment at all times.
- G.** It is the responsibility of the Sales Consultant to ensure that the vehicle is properly and thoroughly cleaned, that all options are installed as required and all customer documentation is ready prior to the arrival of the customer to pick up his or her new vehicle.
- H.** At no time shall the Sales Consultant handle monies remitted by the customer as deposit or settlement. It is the responsibility of the Sales Consultant to ensure the Business Office Manager or a Sales Manager is present for any and all financial transactions.
- I.** Complaints received from customers on a continual basis will result in immediate dismissal for just cause.
- J.** The Dilawri Automotive Group offers and promotes a smoke free environment. The Sales Consultant is required to adhere to this rule and to smoke ONLY in the areas designated for smoking. Excessive or extended smoking breaks will result in a written

## Maryland Real Estate Purchase Agreement

This **Real Estate Purchase Agreement** (hereinafter referred to as the "Agreement") is entered into as of the \_\_\_\_\_, by and between:

\_\_\_\_\_, an individual located at \_\_\_\_\_

\_\_\_\_\_, an individual located at \_\_\_\_\_

(hereinafter referred to as the "Seller(s)").

AND

\_\_\_\_\_, an individual located at \_\_\_\_\_

\_\_\_\_\_, an individual located at \_\_\_\_\_

(hereinafter referred to as the "Byuer(s)").

Each Seller and Buyer may be referred to in this Agreement individually as a "Party" and collectively as the "Parties".

**1. Property.** The Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller (hereinafter referred to as the "Transaction"), all of the Seller's right, title and interest in the real property (hereinafter referred to as the "Property") located at \_\_\_\_\_, and with the following legal description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Personal Property.**

**2.1.** The sale includes all of the Seller's right, title and interest, if any, to all real estate, buildings, improvements, appurtenances and fixtures (except as described below). Fixtures shall include all things that are embedded in the land or attached to any buildings and cannot be removed without damage to the Property. In addition, the following items shall be included in the sale:

## EMPLOYMENT CONTRACT

THIS CONTRACT is made as of the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between \_\_\_\_\_ Company Name (insert Name of Company herein, as corporation or other business legal incorporation) under the laws of (insert state) and having its principal place of business at (insert address); (the Employer) and (insert Employee Name); of (City - State, the Contract Employee.

WHEREAS the Employer desires to obtain the benefit of the services of the Contract Employee; and the Contract Employee desires to render such services on the terms and conditions set forth;

IN CONSIDERATION of the promises and other good and valuable consideration, the parties agree as follows:

### 1. Employment

The Contract Employee, hereinafter throughout as "Contractor" agrees that they will, at all times, faithfully, voluntarily, and to the best of their skills, experience and talents, perform all of the duties required of the position, to comply with their duties and responsibilities, the Contractor shall comply with all relevant Employer policies, procedures, rules, and regulations, both written and oral, as are established by the Employer from time to time.

### 2. Position Title

As a (insert Job Title), the Contractor is required to perform all of their necessary job functions and duties as defined in the contract position title. Responsibilities: This is a full-time/ part-time position, required to average (insert hours per week). (Provide the percentage of percent determination and specify the amount of hours and amount of the Contractor's time.)

### 3. Responsibilities

The responsibilities of the Contractor shall be based on the job description. In addition, the following work definitions are included as part of this employment contract:

(This is the section where you put job expectations and duties of the contractor or position. Once this information is available on job description, if an add-on is in addition, you'll want to include any specific definitions that the contractor needs to be responsible to provide. A best practice is to provide measurable objectives, such as a number of sales per month, or a number of document reviewed weekly.)

How can a real estate contract be terminated. How to terminate a seller's agent agreement. Termination of buyer agency agreement form california. How do you terminate a buyer representation agreement.

No matter how carefully you look for the right real estate agent, sometimes this relationship just doesn't work out. Yet before you can find another professional to help you buy a home, you will have to know how to terminate the buyer-broker agreement—the contract between you and your real estate representative. "If you signed a contract, you are bound to it," says Matt Laricy, a Realtor® with Americorp Real Estate, in Chicago. In other words: Don't just do a slow fade-out and expect your agent to get your drift; you should tackle this issue head-on. And, as such, there is a right—and wrong—way to cut ties. Here's some advice if you're wondering how to terminate a buyer's agent agreement. Try to work it out! The easiest option might be not quitting at all. If there's a chance that you and your real estate agent are just getting your wires crossed, it might be worth trying to explain your concerns before you go through the hassle of terminating the contract. "I suggest you have a meeting with your agent and his or her supervising broker to discuss your issues," says Joyce Mitchell, a Realtor with Mitchell & Associates Real Estate, in Bigfork, MT. "That way you can figure out the best options to address either improving the relationship or terminating the agreement." Read your contract Don't want to arrange a "Godfather"-style sit-down with your current real estate agent? If you're just ready to jump ship, start by reading the fine print on your buyer's agreement. "It will disclose under what conditions it can be terminated prior to its expiration," says Alex Cortez, a Realtor with Wailea Village Properties, in Kihiki, HI. In most cases, "you should be able to terminate the agreement with a letter of cancellation or termination," says Beverley Hourlier, a Realtor with Hilltop Chateau Realty, in San Diego. "Usually either side can terminate this way." But because this is a legal contract, don't just part ways with a handshake. "Make sure you get a signed termination from the Realtor just to cover your bases," says Hourlier. This ensures your dissolution is legit. Talk to the broker! If you can't work an issue out with your agent directly and still want to terminate your real estate contract letter, consider going up the chain to your agent's broker. A broker has taken education courses beyond the agent level, and passed a broker's license exam. A broker can work on his own, but all agents must work for a broker, who acts as a supervisor of sorts. Brokers' companies, called brokerages, can be large multinational firms or local boutiques, giving agents access to the multiple listing service, insurance, and other tools they need to interact with clients. Basically, when you sign a contract to work with an agent, "this is a contract between you and the brokerage," says Mike Grumbles, a Realtor with Exit Realty of the South, in Franklin, TN. When money is made off a home sale, those profits go first to the brokerage, then a portion is allocated to the agent involved. The long and short of it is, if you're unhappy with your agent, the brokerage will want to know because it affects the brokerage's bottom line. The other nice thing: The broker might be able to terminate the agreement without your agent's input. Or, you might not have to cancel your contract at all, because "the broker may be able to merely assign you a different agent at the same brokerage," says Grumbles. This can save you the hassle of finding a new agent. A last resort One more tip to terminate your real estate contract letter? If talking to your agent and the broker isn't getting you anywhere, you might want to reach out to a lawyer. Another option? Just wait it out—most contracts must be renewed after a certain amount of time anyway. Most of the time, you'll be able to work something out without having to hire a third party. But all in all, if you're unhappy, it's better to move on—for both of you. "Ultimately it doesn't benefit either of you to be 'stuck' with each other," Cortez explains. Aug 27th, 2011 6:28 pm EchoAngel911 [OP] Deal Addict Jul 24, 2003 1434 posts 73 upvotes Aug 27th, 2011 6:28 pm let's say i signed the paper and discovered the agent wasn't as good as i thought, what options do i have to cancel the BRA? Aug 27th, 2011 6:38 pm BuildingHomes Deal Addict Mar 21, 2006 4478 posts 477 upvotes Burlington, Ontario Aug 27th, 2011 6:38 pm What does it state in the document about terminating the agreement? Audio - Video - Data - Security - This is what I do Aug 27th, 2011 7:16 pm gei Deal Fanatic Dec 20, 2004 5469 posts 1710 upvotes Toronto Aug 27th, 2011 7:16 pm BuildingHomes wrote: 1What does it state in the document about terminating the agreement? + 1... just read the agreement, usually there's a clause in there saying you can terminate it if either party (or both... i forget which) agrees to it, even if it requires both - if you tell your agent you aren't satisfied with him i suspect he would agree to terminate it, this is why i never sign this agreement in the first place however, if the agent insists, i just find another one who doesn't, real estate agents are a dime a dozen these days anyway Aug 27th, 2011 9:09 pm rizi Sr. Member Jan 12, 2011 854 posts 272 upvotes Toronto Aug 27th, 2011 9:09 pm Riz - Sales Rep. Search Realty Inc. Brokerage GTA-MLS -- Sell For More. Buy For Less Aug 29th, 2011 5:45 pm Tophotog Newbie Aug 28, 2011 9 posts 2 upvotes TORONTO Aug 29th, 2011 5:45 pm FYI, I'm a realtor in Toronto. Facts about the Buyer Agency Agreement: Only a judge can get you out of a valid contract, the real estate board cannot. If your agent is not fulfilling their duties and you are unhappy, go in and speak with the broker. Ask them to find you another agent (the contract is actually with the broker, not the specific agent) who the broker would think is more suitable. They'll negotiate between the two agents as to commission splitting, etc. Work with the new agent assigned to you, be specific in your requirements and hopefully it will work out. If the agent is not doing their job at all, then you get into the matter of 'specific performance' in the contract. In other words, the agent has to be at least working for you, helping you find out house that meets your criteria. If the agent isn't sending you copies of listings, showing you properties, etc., then they are not 'performing' according to the contract. There are good agents and there are bad agents out there. Always get a referred agent - it doesn't cost you anything but at least you'll know how they work, and IF they work. Personally, if ever any of my clients wanted out of the contract, I'd sign a mutual release right on the spot, and I tell them this right from the start. The good news is that, in 25+ years of real estate, I've never had a client walk - they're all happy with my work. Good luck. Aug 30th, 2011 8:39 am LPrince Sr. Member Aug 20, 2011 699 posts 34 upvotes Markham Aug 30th, 2011 8:39 am ""The good news is that, in 25+ years of real estate." LOL, this looks more like an advertisement, previous poster joined the same date, nice technique. Aug 30th, 2011 12:08 pm uglyguy Deal Addict Jan 11, 2007 1700 posts 504 upvotes Edmonton Aug 30th, 2011 12:08 pm i have a kind of dumb question ... why do we need a buyer's representative? Aug 30th, 2011 1:03 pm rizi Sr. Member Jan 12, 2011 854 posts 272 upvotes Toronto Aug 30th, 2011 1:03 pm This is TREB's reasoning . Personally I feel that a client should have options to leave if they are not happy with your service, why lock them in to a contract? If I don't provide the very best service I can the client has every right to leave. I have to protect my clients interest regardless of any written contract. Riz - Sales Rep. Search Realty Inc. Brokerage GTA-MLS -- Sell For More. Buy For Less Aug 30th, 2011 9:19 pm licensed Deal Fanatic Jul 3, 2011 6517 posts 3780 upvotes Thornhill Aug 30th, 2011 9:19 pm uglyguy wrote: 1i have a kind of dumb question ... why do we need a buyer's representative? By common law, realtors represent the seller as a sub-agent unless there is a written agreement in place with the buyer that would reverse this role. What this means is that even though a realtor with whom you have no agreement takes you into a property, they are required to protect the seller's interest and negotiate on behalf of the seller. To be more precise, if such a buyer places an offer anything they tell the realtor about their reasons for wanting the property, how badly they want it, what they can afford, what they are willing to pay, etc. If the selling agent asked me any of that junk I'd look them in the face and ask if they want to take my offer to the owner or not. None of the other stuff is any of their damn business. Sep 1st, 2011 1:56 pm deejayspinz Sr. Member Sep 4, 2005 847 posts 15 upvotes Sep 1st, 2011 1:56 pm When we were looking for a place, we contacted 2 agents that were referrals. I specifically told them that we would like their help looking for a place and were not going to sign an agreement. We indicated that we would use whomever found us the place we wanted to buy - which we did. Both agents sent us listings for 6 months until we found what we wanted. If i ever do this again, I would not sign an agreement with any agent until i found what i wanted. Sep 1st, 2011 6:15 pm licensed Deal Fanatic Jul 3, 2011 6517 posts 3780 upvotes Thornhill Sep 1st, 2011 6:15 pm Hello bionicbadger. My statement was prefaced with this which I don't think you noticed: "even though a realtor with whom you have no agreement takes you into a property, they are required to protect the seller's interest and negotiate on behalf of the seller." It is not about what the selling agent asks you but what one might say to the selling agent and often they say way too much and without being asked. You obviously are not so foolish. At the same time, no agent worth their salt will take a buyer's offer to their seller if the agent is in the first place. I've never signed one myself, and neither have any of my friends/relatives who have bought properties (on my advice). If the agent you are working with insists on you signing one, just tell them no and move on. Real estate agents are a dime a dozen in Toronto and they all do the same thing (although they would insist they did not know whether or not the buyer can afford the property and can be approved for financing. Hope that clarifies it for you. bionicbadger wrote: 1lol, what? If I go in as a buyer without any agent I can make an offer or not, and don't have to disclose anything about my reasons, how badly I want it, what I can afford, what I'm willing to pay, etc. If the selling agent asked me any of that junk I'd look them in the face and ask if they want to take my offer to the owner or not. None of the other stuff is any of their damn business. Sep 1st, 2011 6:34 pm licensed Deal Fanatic Jul 3, 2011 6517 posts 3780 upvotes Thornhill Sep 1st, 2011 6:34 pm Gei you are giving out very bad advice where such advice is detrimental to those who take it. By law, agents are required to have you do one of three things in writing before they may provide service to you as a buyer making an offer without threatening their licence and losing to any subsequent court action: 1) ask you sign a Buyer's Representation Agreement which makes you a client and not a customer. it is your right to refuse. 2) ask you to sign a Customer Representation Agreement that specifically spells out for you that they do not represent you but the seller. You may refuse however, 3) should you refuse, they must have your signature that says you refuse to sign either document. Without either one of these, you are dealing with either an unscrupulous or incompetent agent who hopes he will evade common law, legal action brought against them by either seller, buyer or both and action taken by RECO. In your case, while both of you contributed to lowering the bar and leaving yet another bad impression with the public, it is the agent's responsibility to walk away from you as the onus of explaining and meeting the requirements above falls on his shoulders. By the way, not all agents are alike - dime a dozen or otherwise. I for one would not have anything to do with someone who will not at the very least provide me with requirement #3. gei wrote: 1I'll emphasize this again: Do not sign a buyer's representation agreement with an agent in the first place. I've never signed one myself, and neither have any of my friends/relatives who have bought properties (on my advice). If the agent you are working with insists on you signing one, just tell them no and move on. Real estate agents are a dime a dozen in Toronto and they all do the same thing (although they would insist otherwise). Sep 1st, 2011 7:47 pm Frosc Sr. Member Nov 29, 2007 839 posts 81 upvotes Victoria BC Sep 1st, 2011 7:47 pm licensed wrote: 1By common law, realtors represent the seller as a sub-agent unless there is a written agreement in place with the buyer that would reverse this role. What this means is that even though a realtor with whom you have no agreement takes you into a property, they are required to protect the seller's interest and negotiate on behalf of the seller. I'm pretty sure this is specific to Ontario? Sep 1st, 2011 8:01 pm licensed Deal Fanatic Jul 3, 2011 6517 posts 3780 upvotes Thornhill Sep 1st, 2011 8:01 pm Common law is across the land and under which is the law of Agency. Frosc wrote: 1I'm pretty sure this is specific to Ontario? Sep 1st, 2011 10:20 pm Frosc Sr. Member Nov 29, 2007 839 posts 81 upvotes Victoria BC Sep 1st, 2011 10:20 pm licensed wrote: 1Common law is across the land and under which is the law of Agency. In BC at least, they have adopted "assumed buyer agency" which reverses the assumption; the agent is assumed to represent the buyer unless there is a written agreement to the contrary. Sep 1st, 2011 10:44 pm licensed Deal Fanatic Jul 3, 2011 6517 posts 3780 upvotes Thornhill Sep 1st, 2011 10:44 pm You are correct in small part Frosc. In BC it is referred to as assumed buyer agency only when the buyer is also working with the listing brokerage under an agreement. This is then categorized as limited dual agency or multiple representation and is no different in Ontario or elsewhere. It does not conclude that where a buyer with no written representation enters an open house and engages in conversation with the listing realtor they are under assumed agency. Assumed agency is BC's term for what was called dual agency in Ontario and elsewhere now referred to as multiple representation by CREA which means that one must have an agency relationship with the brokerage for dual/multiple agency to take effect. This is in keeping with common law. With your understanding, common law would fall when anyone who walks into an open house speaks to the REALTOR. This is not so. Edited to add: With your interpretation it would mean that a written agreement between seller and brokerage is rendered null and void just by a buyer's actions. This would violate federal contract law which reigns supreme. Frosc wrote: 1In BC at least, they have adopted "assumed buyer agency" which reverses the assumption; the agent is assumed to represent the buyer unless there is a written agreement to the contrary. Sep 1st, 2011 10:59 pm Frosc Sr. Member Nov 29, 2007 839 posts 81 upvotes Victoria BC Sep 1st, 2011 10:59 pm licensed wrote: 1You are correct in small part Frosc. In BC it is referred to as assumed buyer agency only when the buyer is also working with the listing brokerage under an agreement. This is then categorized as limited dual agency or multiple representation and is no different in Ontario or elsewhere. No, it is distinct from limited dual agency. It does not conclude that where a buyer with no written representation enters an open house and engages in conversation with the listing realtor they are under assumed agency. You are correct in that the listing agency still represents the seller. The difference is if there is another agency working with the buyer they are not assumed to be a sub-agent of the seller in absence of a written agency agreement.

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