



**BUYER NON-AGENCY AGREEMENT**  
(C.A.R. Form BNA, Revised 4/02)

**1. PARTIES AND PROPERTY:**

- A. \_\_\_\_\_ ("Seller") is the owner of real property described as \_\_\_\_\_, Assessor's Parcel No. \_\_\_\_\_, situated in \_\_\_\_\_, County of \_\_\_\_\_, California ("Property").
- B. \_\_\_\_\_ ("Buyer") has made, or is contemplating making, an offer to purchase the Property.
- C. \_\_\_\_\_ ("Listing Broker") is a California real estate licensee, who has entered into a written agreement with Seller for the marketing and sale of the Property.
- D.  (if checked) \_\_\_\_\_, ("Other Broker") is a real estate licensee, other than Listing Broker, who represents Buyer.

**2. NO REPRESENTATION OF BUYER BY LISTING BROKER:** Buyer understands and agrees to the following:

- A. Listing Broker does NOT represent Buyer and Listing Broker will NOT be Buyer's agent during any negotiation or transaction that results between Buyer and Seller regarding the Property. All acts of Listing Broker, even those that assist Buyer in entering into a transaction or performing or completing any of Buyer's contractual or legal obligations, are for the benefit of Seller exclusively. Any information that Buyer reveals to Listing Broker may be conveyed to Seller.
- B. Listing Broker does NOT represent Buyer and Listing Broker will NOT be Buyer's agent even though Listing Broker may provide Buyer forms describing agency relationships as required by law or otherwise.

**3. REPRESENTATION OF BUYER BY OTHERS: (check box that applies)**

- Buyer is represented by Other Broker. Any questions that Buyer may have regarding the scope of that representation should be directed to Other Broker.
- Buyer is not at this time represented by a real estate licensee. Buyer has the right to enter into an agency relationship with a real estate licensee, other than Listing Broker, at any time during any negotiation or transaction regarding the Property.

**4. REPRESENTATION OF SELLER BY LISTING BROKER:** Listing Broker will act as the agent of Seller exclusively during any negotiation or transaction regarding the Property.

**5. STATUTORY AGENCY COMPLIANCE:** (Applies if the Property includes residential property with one-to-four dwelling units)

- A. **DISCLOSURE:** A "Disclosure Regarding Real Estate Agency Relationships" form is attached to provide additional information on the duties of a real estate broker to a buyer and seller in a transaction.
- B. **CONFIRMATION:** Listing Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or coincident with Seller's execution of a purchase agreement.

**6. OTHER ADVICE:** Buyer is advised to seek real estate, legal, tax, insurance, title and all other desired assistance from appropriate professionals.

**7. ACKNOWLEDGMENT:**

By signing below, Buyer acknowledges that Buyer has read, understands, accepts and has received a copy of this Agreement.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Listing Broker (Firm) \_\_\_\_\_

By (Agent) \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

