



TERMINATION OF BUYER AGENCY (C.A.R. Form TBA, 10/04)

1. PARTIES AND PROPERTY:

- A. _____ ("Buyer") has entered into written or oral agreement with _____ ("Broker") for the purpose of locating and acquiring real property, a manufactured home or business.
B. (If known) Buyer [] has made, [] is contemplating to make an offer to purchase the specific property described as _____, Assessor's Parcel No. _____, situated in _____, County of _____, California ("Property").

2. TERMINATION OF AGENCY RELATIONSHIP: Buyer understands and agrees to the following:

- A. The agreement, written or oral, between Buyer and Broker for Broker's assistance to Buyer in locating and acquiring property is terminated, with regard to all properties, OR (if checked) [] with regard to the above-designated Property only as of the date this form is signed by Buyer and Broker.
B. Broker will NOT be Buyer's agent during any negotiation or transaction that results between Buyer and Seller regarding any property (or if the box in 2A is checked, between Buyer and Seller regarding the above-designated Property only).
C. Any questions that Buyer has about the Property shall be directed to listing broker, if any, or to Seller.

3. REPRESENTATION OF SELLER: (check the box that applies)

- [] Seller is represented by listing broker, other than Broker herein. Even though Broker may receive compensation, directly or indirectly, from Seller or the listing broker, Broker does NOT represent Seller at this time.
[] Seller is represented by Broker herein. Broker will be the agent of Seller exclusively during any negotiation or transaction regarding the Property.
[] Seller is not at this time represented by a real estate licensee. Seller has the right to enter into an agency relationship with a real estate licensee at any time during any negotiation or transaction regarding the Property.
[] No property has been identified therefore Seller representation is unknown.

4. BROKER COMPENSATION: Broker, either directly or through escrow, will receive compensation in the transaction as follows: (Check boxes that apply)

- [] From the listing broker, as a referral licensee only, pursuant to a Multiple Listing Service or separate agreement between listing broker and Broker.
[] From Seller, pursuant to a separate written agreement between Seller and Broker.
[] Other: _____

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

6. ACKNOWLEDGMENT: By signing below, Buyer acknowledges that Buyer has read, understands, accepts and has received a copy of this termination of Buyer Agency.

Buyer _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Broker (Firm) _____
By (Agent) _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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Reviewed by _____ Date _____

