



BUYER (OR TENANT) NON-AGENCY AGREEMENT

(C.A.R. Form BNA, Revised 8/24)

☐ (If Checked) This form is being provided in connection with a leasehold interest.

1. PARTIES AND PROPERTY:

- A. _____ ("Seller/Landlord") is the owner of real property described as 123 Main St., Assessor's Parcel No. _____, situated in _____, County of _____, California ("Property").
- B. _____ ("Buyer/Tenant") has made, or is contemplating making, an offer to purchase/lease the Property.
- C. _____ ("Seller/Landlord's 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 Seller/Landlord's Broker, who represents Buyer.

2. NO REPRESENTATION OF BUYER/TENANT BY SELLER'S/LANDLORD'S BROKER: Buyer/Tenant understands and agrees to the following:

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

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

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

4. REPRESENTATION OF SELLER/LANDLORD BY SELLER'S/LANDLORD'S BROKER: Seller/Landlord's Broker will act as the agent of Seller/Landlord exclusively during any negotiation or transaction regarding the Property.

5. STATUTORY AGENCY CONFIRMATION COMPLIANCE (Applies to sales and leases over one year.): Seller/Landlord's Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or at the same time as Seller's execution of a purchase agreement.

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

Note: Real estate broker commissions are not set by law and are fully negotiable.

7. ACKNOWLEDGMENT:

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

Buyer/Tenant _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ E-mail _____

Seller/Landlord's Broker (Firm) _____

By (Agent) _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ E-mail _____

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