

Touring Agreement

LIMITED-SERVICE NON-EXCLUSIVE REPRESENTATION AGREEMENT

Broker is an *Agent* and Buyer is a *Buyer* as defined in 696.800. Buyer desires to engage Broker for the limited services set forth in this Agreement, under the terms set forth below.

1. **Scope.** Broker agrees to provide Buyer the limited services of identifying and providing Buyer access to potential residences for purchase by Buyer (collectively, the “Limited Services”). Buyer acknowledges that Broker will not provide any other brokerage services under this Agreement, including without limitation assisting in presenting offers, negotiating, or closing the purchase, lease, option to purchase, or exchange of property.
2. **Compensation.** Buyer shall pay Broker a _____ [\$25 if not filled in] fee as full compensation for the Limited Services. Payment shall be due at the time of execution of the Agreement. In the event Buyer engages Broker to provide full brokerage services pursuant to a written Full Service Representation Agreement, the fee shall be credited towards Broker’s total compensation. Broker may agree to waive this fee in its sole discretion.
3. **Duration.** This Agreement shall automatically terminate after _____ [five (5) if not filled in] business days following execution of this Agreement by Buyer (the “Term.”) Following the Term, neither party shall have any further obligations to the other.
4. **Non-Exclusive Agency Relationship.** Buyer and Broker agree that they are entering into a non- exclusive limited agency relationship. Buyer understands Broker might represent other potential buyers with respect to the same properties identified for Buyer.
5. **Legal Duties.** To the extent applicable, Broker shall adhere to all non-waivable duties required under applicable state law for real estate brokers, including without limitation affirmative duties set forth in ORS 696.810(3). Buyer acknowledges receipt of the initial agency disclosure pamphlet issue pursuant to ORS 696.820.
6. **Exclusions.** Broker does not provide legal or tax advice. Broker expressly excludes any role in investigating or advising on property boundaries, permitting, quality of design or construction, environmental issues, zoning, and matters affecting title.
7. **Commission Disclaimer.** THE FEE OR COMMISSION FOR BROKERAGE SERVICES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE. BROKER MAY NOT RECEIVE ANY COMPENSATION FROM ANY OTHER SOURCE THAT EXCEEDS THE AMOUNT OR RATE AGREED TO WITH BUYER FOR THE LIMITED SERVICES.
8. **Equal Opportunity.** Properties shall be shown and be made available to Buyer without regard to race, color, religion, sex (including sexual orientation and gender identity), disability, familial status, national origin, and as may be required by other local, state or federal anti-discrimination laws or regulations.

Date: _____

BROKER

BUYER

BUYER