Pre-Showing Brokerage Disclosure and Agreement

THIS DISCLOSURE AND AGREEMENT is made and entered into by and between lpt Realty, LLC and its agents (collectively referenced as "lptR") and _____ ("Buyer(s)").

1.   **Brokerage compensation is not set by law and is fully negotiable.** Broker's compensation from any source will not exceed the amount of compensation in a written agreement with you.

2.   **Term:** This Pre-Showing Brokerage disclosure and Agreement shall continue until either party provides written notice of their intentions to terminate this agreement.

3.   **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.

4.   **Professional Relationship:** Buyer hereby understands that lptR and Buyer are entering into a professional relationship as defined by and in accordance to applicable State rules.

5.   **Agency Disclosure:** The agency relationship between the Buyer and their Broker defines the scope and manner in which the Broker will represent the Buyer. This relationship guides the Broker's actions and obligations toward the Buyer throughout the transaction. To ensure transparency, the nature of this relationship is clearly disclosed to the Buyer. The details are documented in a separate, specific disclosure or form, which both parties acknowledge.

6.   **Compensation**: Buyer agrees to Compensation to LPT Realty, as provided below (the "Compensation"). The Compensation shall be due and payable upon successful closing. Broker will request to have the Compensation paid by the SELLER of the Property by including the Compensation as a part of any offer, if requested by Buyer.

Percentage of gross purchase Price: _____% PLUS a Transaction Fee of $_____

7.   **Wire Fraud Disclosure:** To mitigate this risk, Buyers should always verify wire instructions by contacting the office using a trusted, independently obtained phone number, and avoid relying solely on email communications.

8.   **Privacy Disclosure:** Your privacy is important to us, and we are dedicated to safeguarding your personal information. The data you provide is used exclusively to meet your needs and enhance our services. You can view our privacy policy at www.lptrealty.com/privacy

9.   **Additional Terms:**

This Pre-Showing Sales Disclosure is subject to any executed promulgated state specific form or Exclusivity Agreement.

In Witness Whereof, Buyer represents that Buyer has not signed an exclusive buyer brokerage agreement with another broker and with all provisions and obligations stated herein:

_____   _____
Buyer Signature   Date   Buyer Signature   Date

_____
Authorized lptR Member   Date