



CONDITIONAL RELEASE FROM BUYER AGENCY AGREEMENT

The undersigned Buyer and Broker, having heretofore executed a buyer agency agreement between _____ (Buyer) and _____ (Broker) dated _____, _____, for the purpose of procuring real property in accordance with terms of the above mentioned buyer agency agreement, and Buyer desiring to terminate the same, the parties agree as follows:

1. Upon execution of this agreement by the parties, all rights and obligations arising on account of the said buyer agency agreement are hereby terminated.

2. In consideration of the termination of said buyer agency agreement by Broker, Buyer agrees that (check all that apply):

In the event that a property is purchased by Buyer within _____ days from the date hereof, from any properties shown to Buyer by Broker during the term of said buyer agency agreement, Broker shall be entitled to receive the commission or fee set forth in the said buyer agency agreement, whether or not the said buyer agency agreement would have expired in accordance with its terms. The Broker shall provide this written list of potential properties within _____ days. This protection period shall be terminated if Buyer enters into a buyer agency agreement with another broker during the protection period.

Buyer shall reimburse Broker expenses incurred in the amount of \$ _____ to be paid no later than _____, _____.

BROKER: _____ Date _____ Time _____

BUYER: _____ Date _____ Time _____

BUYER: _____ Date _____ Time _____

The foregoing form is available for use by the entire real estate industry. The use of the form is not intended to identify the user as a REALTOR®. REALTOR® is the registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. Expressly prohibited is the duplication or reproduction of such form or the use of the name "South Carolina Association of REALTORS®" in connection with any written form without the prior written consent of the South Carolina Association of REALTORS®. The foregoing form may not be edited, revised, or changed without the prior written consent of the South Carolina Association of REALTORS®.

© 2008 South Carolina Association of REALTORS®. 01/08

Form 255
Page 1 of 1