

# Amendment to Buyer Representation Agreement

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# Amendment to Buyer Representation Agreement

## Form 305

for use in the Province of Ontario

*General Use: This form would be used when a change to a Buyer Representation Agreement is to be made.*

*The first part identifies the property, Buyer, Brokerage, Buyer registration numbers (if applicable) and the Buyer Representation Agreement's existing expiry date.*

**RE: BUYER REPRESENTATION AGREEMENT (Agreement)**

**BETWEEN:**

**BUYER:** .....

**AND**

**BROKERAGE:** .....

**BUYER REGISTRATION NUMBER(S) (if applicable):** .....

**AGREEMENT EXPIRY DATE:** .....

*This form sets out the details of the amendments to take effect. The first one is to change the expiry date of the Buyer Representation Agreement. Important to note that the calculation of time is from the starting date of the original Buyer Representation Agreement. Buyer Representation Agreement periods exceeding six months require specific acknowledgement. The last section allows for any other amendments to the Buyer Representation Agreement.*

The Buyer and the Brokerage hereby agree that the above described Agreement is amended as stated below:

<p><b>1. EXPIRY DATE:</b></p> <p><b>New</b> Expiry Date..... <b>Current</b> Expiry Date.....</p> <p>Buyer acknowledges that the length of time period for the Agreement is negotiable between the Buyer and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), <b>if the length of time period exceeds six months, the Brokerage must obtain the Buyer's initials.</b></p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 20px; margin: 0 auto;"></div> <p>(Buyer's Initials)</p> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 20px; margin: 0 auto;"></div> <p>(Buyer's Initials)</p>
<p><b>2. OTHER AMENDMENTS:</b></p> <p>a) .....</p> <p>.....</p> <p>b) .....</p> <p>.....</p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 20px; margin: 0 auto;"></div> <p>(Buyer's Initials)</p> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 20px; margin: 0 auto;"></div> <p>(Buyer's Initials)</p>

*Except for the terms amended above, all the other terms of the Buyer Representation Agreement remain the same.*

All other terms and provisions of the Agreement remain in full force and effect.

*Since this is an amendment to an existing agreement it must signed before the existing agreement expires. Further, if it is registered with the Board, the current Brokerage agrees to follow the Real Estate Board's rules and regulations as they apply to notification to the board.*

An extension of the expiry date must be signed and dated prior to expiration of the Agreement.

The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the Real Estate Board Rules and Regulations, provided that this Agreement is registered with the Real Estate Board.

*This Amendment does not take effect until everyone has signed and initialed where necessary.*

**This Amendment to Buyer Representation Agreement shall not take effect unless signed by all parties set out below.**

*There are definitions to reflect that certain words such as Buyer includes the word purchaser.*

For the purposes of this Amendment to Buyer Representation Agreement: "Buyer" includes purchaser and Real Estate Board(s) includes Real Estate Association(s). The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

*Each of the parties acknowledges having received a copy and this document is signed under seal.*

**All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Buyer Representation Agreement.**

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

.....		● (Seal)		.....	
(Buyer)				(Date)	
.....		● (Seal)		.....	
(Buyer)				(Date)	

*Each of the parties acknowledges having received a copy and this document is signed under seal.*

.....					
(Name of Brokerage)					
.....		.....		.....	
(Authorized to bind the Brokerage)		(Date)		(Print Name of Person Signing)	