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Amendment to Buyer Representation Agreement - Commercial

Form 541

for use in the Province of Ontario

GENERAL USE: This form would be used when a change to a Buyer Representation Agreement - Commercial is to be made.

PARTY AND AGREEMENT IDENTIFICATION: The first part identifies the Buyer, Brokerage, Buyer registration numbers (if applicable as per Brokerage/Board/Association) and the Buyer Representation Agreement - Commercial's existing expiry date.

RE: BUYER REPRESENTATION AGREEMENT - COMMERCIAL (Agreement)

BETWEEN:

BUYER:

AND

BROKERAGE:

BUYER REGISTRATION NUMBER(S) (if applicable):

AGREEMENT EXPIRY DATE:

AMENDMENT DETAILS: 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 - Commercial. Important to note that the calculation of time is from the starting date of the original Buyer Representation Agreement - Commercial. Buyer Representation Agreement - Commercial periods exceeding six months require specific initials acknowledgement. The last section allows for any other amendments to the Buyer Representation Agreement - Commercial.

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

1. EXPIRY DATE:		
New Expiry Date.....	Current Expiry Date.....	<input type="text"/> (Buyer's Initials)
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), if the length of time period exceeds six months, the Brokerage must obtain the Buyer's initials.		<input type="text"/> (Buyer's Initials)
2. OTHER AMENDMENTS:		
a)	<input type="text"/> (Buyer's Initials)
b)	<input type="text"/> (Buyer's Initials)
.....	<input type="text"/> (Buyer's Initials)

REMAINING TERMS: Except for the terms amended above, all the other terms of the Buyer Representation Agreement - Commercial remain the same. All other terms and provisions of the Agreement remain in full force and effect.

IMPORTANT DATES AND BROKERAGE TO NOTIFY: Since this is an amendment to an existing agreement it must signed before the existing agreement expires. Further, if the Buyer Representation Agreement - Commercial 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 the Agreement is registered with the Real Estate Board.

AMENDMENT IN EFFECT: This Amendment does not take effect until everyone has signed and initialed where necessary.

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

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

For purposes of this Amendment to Buyer Representation Agreement - Commercial: "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.

SIGNATURES OF PARTIES: 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 - Commercial.

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

..... (Buyer)	<input type="text"/> (Seal) (Date)
..... (Buyer)	<input type="text"/> (Seal) (Date)

BROKERAGE SIGNATURE: Similar to the Buyer Representation Agreement - Commercial this Form to amend requires signature binding the Brokerage.

..... (Name of Brokerage) (Date) (Print Name of Person Signing)
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