



**BUYER'S PREMIUM AGREEMENT AND TRANSACTION DETAILS**

Property Address:	Anticipated Close Date:
City:	
State:	
ZIP:	

**SUBJECT TO CONFIRMATION.** Buyer acknowledges that the Contract is subject to Seller's approval and acceptance. If accepted, Buyer shall receive a copy of the fully executed Contract. Buyer agrees to pay the Buyer's Premium which shall be paid out as a broker's commission to \_\_\_\_\_ and any other third party involved in procuring the sale . Payment of the Buyer's Premium is a condition of Closing. The Buyer's Premium shall not exceed the amount set forth in this Agreement. Buyer further acknowledges and agrees to the pay the total winning bid set forth below. Buyer represents it is authorized to enter this Agreement. Buyer acknowledges that \_\_\_\_\_ represents Buyer and is Buyer's designated agent. Buyer understands that its designated agent has a duty to represent Buyer's interests. Buyer acknowledges there is no agency relationship between Buyer's designated agent and Seller. Buyer's designated agent understands that any confidential information provided by Buyer shall not be disclosed to Seller. The parties understand that it is illegal to discriminate on the basis of race, age, color, religion, sex, ancestry, order of protection status, marital status, physical or mental handicap, familial status, national origin, sexual orientation, military status, dishonorable discharge from military service, or any other class protected by the Illinois Human Rights Act. The parties agree to comply with all applicable federal, state, and local fair housing laws. Buyer warrants that Buyer has the authority to execute this Agreement.

Total Winning Bid:	\$				Platform Fee: \$ 0.00 (WAIVED)
*Buyer's Premium:	\$	or	%		**Earnest Money: \$
<b>Contract Purchase Price:</b>	\$				Document Preparation Fee: \$ 0.00 (WAIVED)
<small>*Buyer acknowledges this property is an off-market deal, and Seller denies responsibility for any commissions. Buyer is solely responsible for payment of commissions via the Buyer's Premium.</small>					Due Diligence Fee: \$0.00 (WAIVED)
<small>**Earnest Money shall be applied as a buyer credit at Closing.</small>					***Subject to Seller Approval: Yes      No
<small>***Contract is not accepted until Seller approval</small>					

Buyer(s):	Finance Type:
Mailing Address:	Lender:
Telephone Number:	Email:
Email:	Buyer's Agent:
	Email:

**Closing Company.** Buyer has the right to make an independent selection of Closing Company used in connection with the sale of the Property as Buyer is solely responsible for the cost of Closing Expenses, Fees, and Title Insurance. Seller agrees to use the Closing Company of Buyer's choosing, if elected by Buyer (Choose Selection Below):

Selection of Buyer's Closing Company; Agent: Midwest Title and Closing Services LLC located at 904 S. Roselle Road, #267, Schaumburg, Illinois 60193; email: [Rachel@midwestclosings.com](mailto:Rachel@midwestclosings.com). The Buyer is responsible for payment of all closing costs, transfer taxes, village fees/costs, survey, title expenses/fees, including owner's title insurance policy, if any.

Selection of Seller's Closing Company. Agent: \_\_\_\_\_. The Buyer is responsible for payment of all closing costs, fees, and owner's title insurance policy, if any. Buyer waives its choice of Closing Company.

By signing below, Buyer agrees to be bound by the terms of this Agreement and understands that this Agreement is legally binding when signed by Buyer and Buyer's designated agent.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer's Designated Agent/Broker

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date