

**EXCLUSIVE BUYERS AGENT AGREEMENT  
COSTA RICA PROPERTIES**

This agreement (hereinafter as AGREEMENT) made as of \_\_\_\_ day of \_\_\_\_\_, 2010, by and among, Pacific Land Sales of Costa Rica LLC A Florida corporation number , represented by Mitchell Fred Cohen, , and Larry Selmonsky, both Licensed Realtors in the State of Florida. Pacific Land Sales of Costa Rica, LLC, with an address of 4613 N. University Dr. #456, Coral Springs, Fl 33067, hereinafter the AGENT, and \_\_\_\_\_, hereinafter the BUYER.

The AGENT agrees to provide multiple options of properties in agreed upon areas of Costa Rica, which is: \_\_\_\_\_ for a time period of \_\_\_\_\_.

For the one-time retainer deposit of \$ \_\_\_\_\_ U.S.D., the agent for the buyer or any of their associates, will make a reasonable, diligent effort to find a suitable property for the buyer, in the price range of \_\_\_\_\_ to \_\_\_\_\_ U.S.D. The AGENT is also entitled to any real estate commission offered and paid for by the seller.

For the fee above mentioned, the Buyer will receive the following services:

- Assist the client with booking airfare/Hotel Rates
- Transportation in Costa Rica includes airport pickup/dropoff from agreed location notified to the Agent by email.
- Transportation to agreed properties
- Consultation with our attorney and architect/Builders
- Price Comparison will be done for each Property
- Title search/Due Diligence for any Property buyer enters into a contract to buy

The retainer deposit will be considered non-refundable if the buyer does not close on a property. However, if the buyer does close with the agent, then the Buyer will receive the full amount of the deposit PLUS that same amount of deposit Equaling the amount of \_\_\_\_\_ U.S.D towards the buyer's closing costs.

\_\_\_\_\_  
**BUYER:**

\_\_\_\_\_  
**AGENT:**

**Date:**

**Date:**

**Address:**

**Address:**

**Passport Number**

**Passport Number**

**Phone:**

**Phone:**