



Buyers Agency Agreement access to OCG Software

This Buyer's Agency Agreement is made this day _____ between ShopProp Inc. and _____ ("Buyer").

1. **AGENCY.** This Agreement creates an agency relationship with the Selling Broker(ShopProp Inc.) and any of Firm's agents. This agreement creates a sole and exclusive agency relationship with regard to buying properties that have been listed in the OurCapitalGroup software, where OurCapitalGroup has provided research, analysis on the property and during the time the buyer had access to the OurCapitalGroup Software.
2. **AREA.** Selling Broker will allow customer to use the OCG software for searching and buying real property in Washington and California.
3. **TERM OF AGREEMENT.** This Agreement will expire 60 days after the buyer sends via email or regular mail a cancellation of this agreement.
4. **NO WARRANTIES OR REPRESENTATIONS.** Although the firm makes a good faith effort to insure data is correct, the Firm makes no warranties or representations regarding the value of or suitability of any property for Buyer's purposes. Buyer agrees to be responsible for making all inspection and investigations necessary to satisfy Buyer as to the property's suitability. All data available including research are for informational purposes only and the firm makes no warranties or representations regarding the research or information. The Firm makes no warranties or a representation regarding title, liens, and taxes regarding any property that is bought through is available thru the OCG software.
5. **INSPECTIONS.** Firm recommends inspection and the buyer is aware that inspections on Foreclosed properties are limited. In most cases the properties have not been able to be inspected on the inside and have not been certified by a qualified inspector. Inspections on foreclosed properties in particular are most of the time limited to simply driving by the property.
6. **TITLE.** Firm makes no warranties or representations regarding the title of the property. Although the firm will try to establish what lien position is being foreclosed it IS NOT a full title report and IS NOT covered by title insurance. There is the possibility the customer could be buying a second, third or fourth lien position.
7. **COMPENSATION.** In the event the buyer does purchase a property that was listed in the OCG software and where OCG provided research and analysis on the property during the time the Buyer had access to the OCG software, the Buyer shall pay Firm compensation as follows: 1% of the purchase price due upon purchasing the property.
8. **EXCLUSIVE.** If Buyer or any company, LLC or associate where buyer receives potential profit, during the course of this Agreement, purchases a property that was listed on the OCG software

