

OPEN BUYER OR TENANT AUTHORIZATION AGREEMENT

I. Appointment

A. You, Buyer(s) or Lessee(s) appoint us, REALTOR: SOTHEBY'S INTERNATIONAL REALTY, INC. and EDWARD MORTIMER as your real estate agent to assist you to locate and purchase, exchange or lease real property acceptable to you.

II. Geographical Area

A. This authorization is limited to the following areas of the State of Connecticut: Town of Greenwich.

III. Term of Authorization

A. This Authorization is in effect from to inclusive.

IV. Broker's Duties

- A. We will attempt to locate the property.
- B. We will negotiate on your behalf for terms and conditions agreeable to you.
- C. We will assist you in the purchase, exchange or lease, as the case may be, of the property.
- D. We will act in your interest regarding the location and purchase, exchange or lease of the property.

V. Buyer's/Lessee's Duties

- A. You will tell us about all past and current contacts with any real property or any other real estate agents.
- B. You will cooperate with us and be reasonably available to examine real property.
- C. Upon request, you will give us financial and personal information regarding your purchase abilities and needs.
- D. Questions concerning the legal title to property, location of property boundaries, tax considerations, property inspection, engineering, or the uses or planned uses of neighboring properties, should be addressed by your attorney, tax advisor, building inspector or appropriate governmental agency.

VI. Other Terms and Conditions

- A. You understand and agree that we may currently be or may also become a seller's or landlord's agent for the Property. In that event, we would become dual agents, representing both you and the seller or landlord. If this situation should arise, we will promptly disclose all relevant information to you and discuss the appropriate course of action to take under the circumstances. We will also discuss a dual agency consent agreement with you and present a statutory form of such an agreement for your review and signature.
- B. You agree that we may represent other buyers or lessees.
- C. We may share and disclose information about you with other agents who offer real property to us.
- D. You will advise us immediately if you execute an exclusive buyer or lessee representation agreement or authorization with any other firm, covering a different geographical area. You represent that you have not signed any exclusive representation authorizations or agreements with any other broker or brokerage firm covering the same geographical area stated in this Authorization.
- E. You acknowledge receipt of a copy of this Authorization.

VII. Fees

A. We will collect a commission or fee from the seller, landlord or listing agency. We will not seek a commission or fee for our services from you.

VIII. Fair Housing

A. This Authorization is subject to the Connecticut General Statutes prohibiting discrimination in commercial and residential real estate transactions (C.G.S. Title 46a, Chapter 814c).

IT IS UNLAWFUL UNDER FEDERAL AND/OR STATE LAW TO DISCRIMINATE ON THE BASIS OF RACE, CREED, COLOR, NATIONAL ORIGIN, ANCESTRY, SEX, SEXUAL ORIENTATION, MARITAL STATUS, AGE, LAWFUL SOURCE OF INCOME, LEARNING DISABILITY, MENTAL RETARDATION, FAMILIAL STATUS AND MENTAL OR PHYSICAL DISABILITY.

Realtor:	Sotheby's International Realty, Inc.	BUYER/LESSEE A:	<input type="text"/>
By:	Edward Mortimer	BUYER/LESSEE B:	<input type="text"/>
Street Address:	45 Field Point Road	Street Address:	<input type="text"/>
City, State, Zip:	Greenwich, CT 06830	City, State, Zip:	<input type="text"/>
Telephone:	203.869.9085	Telephone:	<input type="text"/>
Date:		Date:	<input type="text"/>

Signature: Buyer/Lessee A

Signature: Agent

Signature: Buyer/Lessee B