



Non-Exclusive Buyer-Broker Representation Agreement

For leasing transactions, Illinois law uses the term "Buyer" to refer to a tenant acquiring a leasehold interest.

Why This Agreement Exists

Illinois real estate law requires that a broker's role be documented in writing when providing real estate services beyond general information. This agreement allows ROAM Real Estate to formally assist you in your apartment search while keeping the process flexible and low-pressure. This agreement is **non-exclusive**, meaning you are free to explore options and work with other brokers if you choose.

What This Agreement Means

By signing this agreement, you are confirming that ROAM Real Estate may assist you in identifying and touring potential residences, provide guidance and coordination as part of your search, and do so without requiring exclusivity or commitment to a specific property.

What This Agreement Does Not Mean

You are not required to lease through ROAM, you are not committing to fees or payment upfront, and you are not limited in how you explore your housing options. This agreement simply documents our ability to assist you under Illinois law.

Compensation Transparency

ROAM Residences is typically compensated by the property. If a building or ownership group does not offer broker compensation, we will always disclose this in advance and discuss available options before proceeding. There is never an obligation to move forward.

Payment Options (Only If Applicable)

If a property does not offer broker compensation and you wish to continue working with ROAM for that residence, options may include a flat advisory fee, formal tenant representation with a defined fee structure, or electing not to proceed with representation for that property. Any compensation will be discussed openly and agreed upon in advance.

[ROAM -Non- Exclusive Buyer-Broker Representation Agreement - Link](#)

At ROAM, we believe finding where you live should feel clear, calm, and aligned — not rushed or transactional.