



# CANCELLATION OF BUYER REPRESENTATION

(C.A.R. Form COBR, Revised 7/24)

1. **PARTIES AND PROPERTY:** \_\_\_\_\_ (“Broker”) has agreed to represent \_\_\_\_\_ (“Buyer”) for the purpose of locating and acquiring real property or a manufactured home (“Buyer Representation”) pursuant to a written Buyer Representation agreement dated \_\_\_\_\_.

2. **NOTICE OF CANCELLATION OF BUYER REPRESENTATION:** The representation may be cancelled by either Buyer or Broker or both by signing in the applicable box below and delivering to the other party. However, compensation may still be owed based on the contractual rights of the Buyer Representation agreement or otherwise.

A. By signing in the applicable box below  Buyer  Broker  Both hereby gives notice to the other to cancel the buyer representation and terminate their agency relationship, duties, and responsibilities with and to each other. Compensation may be payable as specified below.

**B. Effective date of cancellation:**

- (1) If the Buyer Representation agreement is for non-exclusive representation, the cancellation is effective immediately upon (or  \_\_\_\_\_ days after receipt of) this notice.
- (2) If the Buyer Representation agreement is for exclusive representation, the cancellation is effective 30 days after receipt of this notice.
- (3) Regardless of the type of representation, Buyer and Broker, may agree to mutually cancel the Buyer Representation immediately upon (or  \_\_\_\_\_ days after) the last signature in the mutual cancellation box.

C. The notice applies to all properties that may be subject to the Buyer Representation (OR  only for the following property(ies): \_\_\_\_\_).

D. **Once cancellation becomes effective, Broker will NOT be Buyer's agent** during any negotiation or transaction that results between Buyer and a Seller. Any questions that Buyer has about the property to be acquired shall be directed to the seller's broker, if any, or to seller; to any new broker Buyer retains; or to Buyer's own separate counsel.

**E. COMPENSATION DUE BROKER:**

(1) Buyer agrees to pay Broker as specified in the written agreement between them. C.A.R. Forms BRBC and PSRA provide that in the event of cancellation Broker shall be entitled to compensation for those properties for which there was Broker Involvement if any such property is acquired during the Representation Period. Broker shall give Buyer a list of such properties within 5 calendar days after effective cancellation of the Buyer Representation agreement.

OR (2)  Compensation shall be paid as specified in **paragraph 3**, below, and only if both parties agree by signing below **paragraph 3**.

F. **BUYER TO OBTAIN OTHER ADVICE:** Broker advises buyer to obtain real estate, legal, tax, title, insurance and other desired advice from a qualified California professional.

<b>Unilateral Buyer OR Broker Cancellation:</b>	
Buyer's or Broker's/Agent's Signature (party cancelling the representation)	Date
Buyer's or Broker's/Agent's Signature (party cancelling the representation)	Date

OR

<b>Buyer AND Broker Mutual Cancellation:</b>	
Buyer's Signature	Date
Buyer's Signature	Date
Broker's Signature (By _____)	Date



3. (ONLY APPLIES IF PARAGRAPH 2E(2) IS CHECKED ABOVE AND BOTH PARTIES SIGN BELOW)  
BUYER AGREES TO PAY BROKER AS FOLLOWS:

- A. **SUBSEQUENT ACQUISITION OF PROPERTY DURING REPRESENTATION PERIOD OR EXTENSION FOR WHICH THERE WAS BROKER INVOLVEMENT PRIOR TO CANCELLATION:** The amount of compensation specified in the written Buyer Representation agreement if, within \_\_\_\_ calendar days after (i) this Cancellation of Buyer Representation; or  (ii) the Representation Period specified in the Buyer Representation Agreement: Buyer enters into contract to buy, lease, or otherwise acquire any property specified below for which there was Broker involvement prior to the effective date of cancellation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.
- B. **EXPENSES INCURRED:** Buyer agrees to pay Broker \$ \_\_\_\_\_ for out-of-pocket expenses, costs incurred, and services rendered to Buyer prior to the effective date of the cancellation of the Buyer Representation agreement.
- C. **BROKER TO RECEIVE A REFERRAL FEE:** Broker will receive a referral fee from another broker pursuant to a separate written agreement with Broker.
- D. **NO COMPENSATION:** Buyer owes no compensation to Broker.
- E. **OTHER:** \_\_\_\_\_  
\_\_\_\_\_.

Buyer and Broker each acknowledge by signing below that they have received a copy of this Cancellation of Buyer Representation and have read, understands, and accepts its terms.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail \_\_\_\_\_  
Real Estate Broker (Firm) \_\_\_\_\_ DRE Lic# \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
By \_\_\_\_\_ Tel. \_\_\_\_\_ E-mail \_\_\_\_\_ DRE Lic# \_\_\_\_\_ Date \_\_\_\_\_  
By \_\_\_\_\_ Tel. \_\_\_\_\_ E-mail \_\_\_\_\_ DRE Lic# \_\_\_\_\_ Date \_\_\_\_\_

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