



**NEW MEXICO ASSOCIATION OF REALTORS®– 2024**  
**ADDENDUM NO. \_\_\_\_\_**  
**BUYER BROKER AGREEMENT TERMINATION ADDENDUM**



This Addendum is a part of the Buyer Broker Agreement (the "Agreement") dated \_\_\_\_\_ between \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Brokerage").

The parties agree to amend the Agreement as follows:

1.  **CONDITIONAL TERMINATION:** Subject to the following conditions, the parties hereby agree to the early termination of the Agreement, effective date \_\_\_\_\_. Except as otherwise stated below, neither party shall have any further obligation to one another under the Agreement.

**(Check all that apply.)**

**PURCHASE DURING ORIGINAL TERM.** In the event Buyer, or anyone acting on behalf of a Buyer, submits an offer on the following property **during the original term of the Agreement** and closes on that transaction, regardless of whether the closing occurs during or after the original term of the Agreement, compensation as set forth in the Agreement will be due to Broker at the time of closing of the sale/purchase. **(Check One)**

**Any/All Properties**

**Identify Specific Property or Properties by Address (Street, City State, Zip Code):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**PURCHASE DURING ORIGINAL TERM OR PROTECTION PERIOD.** In the event Buyer, or anyone acting on behalf of a Buyer, submits an offer on a property **during the original term of the Agreement or during the Protection Period**, and closes on that transaction, regardless of whether the closing occurs during or after the original term of the Agreement or the Protection Period, compensation as set forth in the Agreement will be due to Broker at the time of closing of the sale/purchase. For purposes of this section, the Protection Period begins upon termination of the **original term of the Agreement**. **(Check One)**

**Any/All Properties**

**Identify Specific Property or Properties by Address (Street, City State, Zip Code):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OTHER.**

2.  **UNCONDITIONAL TERMINATION:** The parties hereby unconditionally terminate the Agreement between them, effective date \_\_\_\_\_. Neither party shall have any further obligation to one another under the Agreement, including, but not limited to the Buyer obligations under the Protection Period provisions of the Agreement.

This form and all New Mexico Association of REALTORS® (NMAR) forms are for the sole use of NMAR members and those New Mexico Real Estate Licensees to whom NMAR has granted prior written authorization. Distribution of NMAR Forms to non-NMAR members or unauthorized Real Estate Licensees is strictly prohibited. NMAR makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form the parties agree to the limitations set forth in this paragraph. The parties hereby release NMAR, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity, or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.



**NEW MEXICO ASSOCIATION OF REALTORS®– 2024  
ADDENDUM NO. \_\_\_\_\_  
BUYER BROKER AGREEMENT TERMINATION ADDENDUM**



**! IMPORTANT NOTICE TO BUYER !**

**PROPERTY CURRENTLY UNDER CONTRACT. Notwithstanding any of the foregoing selections, if Buyer is under contract to purchase a property on the Effective Date of this Addendum, this Addendum shall NOT apply to that transaction.**

**BUYER(S)**

Buyer Signature	Printed Name	Date	Time
-----------------	--------------	------	------

Buyer Signature	Printed Name	Date	Time
-----------------	--------------	------	------

**BUYER'S BROKER**

Buyer Broker Signature	Printed Name	Date	Time
------------------------	--------------	------	------

Buyer Broker Signature	Printed Name	Date	Time
------------------------	--------------	------	------

**! IMPORTANT NOTICE TO BUYER AND ASSOCIATE BROKER !**

**The below signature block is for use in the event the brokerage policy requires the Qualifying Broker's signature for termination of the Buyer Broker Agreement. The parties should check the Brokerage's policies and/or contact the Qualifying Broker to determine if the Qualifying Broker's Signature is required on this Addendum.**

**QUALIFYING BROKER**

Qualifying Broker Signature	Printed Name	Date	Time
-----------------------------	--------------	------	------

Qualifying Broker Signature	Printed Name	Date	Time
-----------------------------	--------------	------	------