

**BROKERAGE DISCLOSURE TO BUYER**

**DEFINITIONS OF WORKING RELATIONSHIPS**

(For purposes of this disclosure, buyer also means "tenant" and seller also means "landlord")

**Seller's Agent:** A seller's agent works solely on behalf of the seller and owes duties to the seller which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of the act as an advocate for the seller. The agent must disclose to potential buyers or tenants all adverse materials facts about the property actually known by the broker. A separate written listing agreement is required which sets for the duties and obligations of the broker and the client.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer and owes duties to the buyer which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for they buyer. The agent must disclose to potential sellers and adverse materials concerning the buyers financial ability to perform the terms of the transaction and whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and client.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction with communications, advise, negotiation, contracting and closing without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about adverse material facts concerning a property or a buyer's financial ability to perform the terms of a transaction and whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

**Client:** A client is a party to a real estate transaction with whom the broker has a brokerage relationship because such party has engaged or employed the broker as either an agent or a transaction-broker.

**OUR WORKING RELATIONSHIP**

Since we do not have a written agreement making me your buyer's agent, I am working with you as indicated below.

- Customer:** You are a customer. I am the listing Broker and Seller's Agent
- Customer for my Listing – Transaction-Brokerage for Other Properties:** When I am the listing broker, I am working with you as an agent for the seller and you are a Customer. When I am not the listing broker, I am working with you as a Transaction-Broker, and you are my Client.
- Transaction-Brokerage Only:** I am working with you as a Transaction-Broker.

**MEGAN'S LAW:** If the presence of a registered sex offender is a matter of concern to the Buyer, Buyer should contact local law enforcement officials regarding obtaining such information.

**THIS IS NOT A CONTRACT.** I have been given a copy of this Disclosure on (Date)\_\_\_\_\_

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

On (Date)\_\_\_\_\_. I provided \_\_\_\_\_ with a copy of this Definitions and have kept a copy for our records.

\_\_\_\_\_  
Brokerage Firm

\_\_\_\_\_  
Broker