

{ Agency Representation }

If a buyer represented by the Broker wishes to buy your property, a dual agency will be created. This means that Broker will represent both you and the Buyer(s), and owe the same duties to the Buyer(s) that the Broker owes you. This conflict of interest will prohibit the Broker from advocating exclusively on your behalf. Dual agency will limit the level of representation the Broker can provide. If a dual agency should arise, you will need to agree that confidential information about price, terms and motivation will still be kept confidential unless you instruct the Broker in writing to disclose specific information about you. All other information will be shared. The Broker cannot act as a dual agent unless both you and the Buyer(s) agree to it. By agreeing to a possible dual agency, you will be giving up the right to exclusive representation in an in-house transaction. However, if you should decide not to agree to a possible dual agency, and you want the Broker to represent you, you may give up the opportunity to sell your property to Buyers represented by the Broker.

Seller's Instructions to Broker: Having read and understood this information about dual agency, the Seller(s) now instructs the Broker as follows:

_____ Seller(s) will agree to a dual agency representation and will consider offers made by Buyers represented by the Broker.

_____ Seller(s) will not agree to a dual agency representation and will not consider offers made by Buyer(s) represented by the Broker.

Seller: _____

Date: _____

Seller: _____

Date: _____