

AGENCY RELATIONSHIP DISCLOSURE

THIS DISCLOSURE FORM IS NOT A CONTRACT. SIGNING IT DOES NOT CREATE ANY RELATIONSHIP BETWEEN YOU AND THE REAL ESTATE AGENT WHO HAS ALSO SIGNED.



About This Disclosure Form:

In Vermont, real estate agents are required by law to provide a written disclosure concerning agency relationships. This form helps real estate agents comply with this law. After you have read the information contained in this form, please acknowledge receipt by signing the form and giving it to the real estate agent who provided it to you, retaining a copy for yourself.

It's About The Choices You Have:

It is important that you understand the choices you have with regard to representation in our marketplace. You should know who each agent you may deal with represents and, if you choose to have a real estate agent represent **you**, to make an informed decision before entering into a legally binding agreement with any agent. Real estate agents may represent sellers or buyers. They may also act as agents for other real estate firms who themselves have written agreements to represent sellers or buyers. No real estate agent or brokerage firm may or will legally act on your behalf as your agent unless you and the agent enter into a **written** agreement concerning your representation by that agent or firm.

Some Choices For You to Make:

- Sellers have the right to hire a real estate agent brokerage firm and the agents associated with that firm to represent them in the sale of their property. A brokerage firm employed by the seller represents the seller's interests and has a duty to provide the seller with information that is material to the sale of the property. This includes information that the seller's real estate agent may have obtained from prospective purchasers or their agents. Seller's agents are also required by law to disclose to a buyer all material facts within their knowledge about the property being sold.
- Buyers have the right to a hire real estate brokerage firm and the agents associated with that firm to represent them in the purchase of property. A brokerage firm employed by the buyer represents the buyer's interests and has a duty to provide the buyer with information that is material to the purchase of the property. This includes information that the buyer's real estate agent may have obtained from the seller or the seller's agents. **HOWEVER, A REAL ESTATE AGENT MAY NOT ACT AS THE AGENT FOR THE SELLER AND THE BUYER IN THE SAME TRANSACTION UNLESS ALL PARTIES AGREE IN WRITING.**
- Real estate brokerage firms can also engage other brokerage firms and the agents associated with those firms to act on their behalf as broker's agents. Although broker's agents represent the interests of the party whom the principal real estate brokerage firm represents (either buyer or the seller), broker's agents do not directly represent either the seller or the buyer. Broker's agents have a duty to provide the principal real estate brokerage firm by whom they are engaged with information material to the purchase or sale of the property by the principal real estate brokerage firm's client.

THE CHOICE IS YOURS; MAKE IT INFORMED, MAKE IT IN WRITING.

How to Obtain Representation by a Real Estate Agent:

Although there is no requirement that you must be represented by a real estate agent in the sale or purchase of property, if you decide to have a real estate agent represent you in the sale or purchase of property, you must enter into a **written** agreement with the real estate brokerage firm who will then represent **you**. Without such an agreement, the real estate agent is not your agent and does not represent you with respect to the sale or purchase of property. The written agreement between you and your real estate agent will identify the services the agent will provide, the fee to be paid for the services, as well as how, when and by whom the fee will be paid. A real estate agent does not automatically or necessarily represent the person who pays the agent's fee.

Other important aspects of the relationship between you and your agent will be set forth in the agreement. Any questions or concerns about the agreement or the nature of the agency relationship called for in the agreement should be clarified and resolved before you sign the agreement. Upon signing the agreement, you and the brokerage firm you employ undertake legally binding responsibilities and commitments to each other that will continue for the duration of the agreement.

Disclosure of Current Agency Status:

As of the date of this disclosure, the real estate brokerage firm (and the agent who has signed this form) are acting as:

Seller's Agent Broker's Agent Buyer's Agent (check applicable box or boxes)

Note: A real estate brokerage firm and the agents associated with that firm may be both seller's agent and broker's agent with respect to properties listed for sale.

Real Estate Brokerage Firm _____ (Type or Print) Address: _____

By: _____ Date: _____
Agent

I/We acknowledge that I/we have received a copy of this disclosure.

Buyer Seller (check one) Date: _____

Buyer Seller (check one) Date: _____

Address: _____