

# WILLIAM RAVEIS

REAL ESTATE • MORTGAGE • INSURANCE

## CONNECTICUT MANDATORY DISCLOSURE OF REAL ESTATE AGENCY RELATIONSHIPS

This disclosure is provided to you, the consumer, by the real estate agent listed on this form. Make sure you read both pages of this form. Page two contains a more detailed description of the different types of relationships available to you. **THIS IS NOT A CONTRACT.** The purpose of this disclosure is to enable you to make informed choices before working with a real estate agent. It is a disclosure notice for your information and protection.

### THE TIME WHEN THE REAL ESTATE AGENT MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate agents must present this form to you at the first personal meeting with you to discuss a specific property. The agent can represent you as the seller/landlord (Listing Agent) or represent you as the buyer/tenant (Buyer/Tenant's Agent) and can also assist in the capacity of representing both the seller and buyer or landlord and tenant (Dual Agency).

### CONSUMER INFORMATION AND RESPONSIBILITY:

Whether you are the seller/landlord or buyer/tenant you can choose to have the advice, assistance and representation of your own agent who works for you. **Do not assume that a real estate agent works solely for you unless you have an agreement for that relationship.** With your consent, real estate agents from the same firm may represent a seller/landlord and buyer/tenant in the same transaction. These agents are referred to as dual agents.

The duties of a real estate agent do not relieve the consumer of the responsibility to protect his/her own interests. If you need advice for legal, tax, insurance, land survey or other matters, it is your responsibility to consult a professional in those areas. Real estate agents do not have a duty to perform home, lead paint or insect inspections nor do they perform septic system, wetlands or environmental evaluations.

## ACKNOWLEDGEMENT

By signing below I, the real estate agent, acknowledge that this disclosure has been provided timely to the consumer named herein.

\_\_\_\_\_  
(Signature of real estate agent)

\_\_\_\_\_  
(Printed name of real estate agent)

\_\_\_\_\_  
(Today's Date)

By signing below I, the consumer, acknowledge that I have received and read the information in this disclosure. I understand that I should not provide any personal, financial or confidential information to the real estate agent **until I have entered into either a listing agreement and/or a buyer/tenant representation agreement with the company.** I understand that this document has been provided to me for the purposes of agency disclosure **AND IS NOT A CONTRACT.**

\_\_\_\_\_  
(Signature of consumer)

\_\_\_\_\_  
(Printed name of consumer)

\_\_\_\_\_  
(Today's Date)

\_\_\_\_\_  
(Signature of consumer)

\_\_\_\_\_  
(Printed name of consumer)

\_\_\_\_\_  
(Today's Date)

Check here if the consumer declines to sign this notice.

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## **TYPES OF AGENCY REPRESENTATION THAT WILLIAM RAVEIS REAL ESTATE OFFERS:**

William Raveis Real Estate offers three possible types of agency relationships:

- Seller/Landlord's Agent (Listing Agent)
- Buyer/Tenant's Agent
- Dual Agency (Including Single Agent)

William Raveis Real Estate is a Seller/Landlord's Agent (Listing Agent) and represents the seller/landlord when we list the owner's home for sale and/or for rent. We are referred to as the Buyer/Tenant's Agent when we represent the buyer or tenant. When the seller/buyer or landlord/tenant grants permission, we can represent both parties. This is referred to as Dual Agency.

Each agency relationship carries with it legal duties and responsibilities on the part of William Raveis Real Estate, the sales agent, as well as the seller/landlord and buyer/tenant.

### **SELLER/LANDLORD'S AGENT (LISTING AGENT)**

A Seller/Landlord's Agent (Listing Agent) acts solely in the best interest of their seller/landlord. A Listing Agent has fiduciary\* duties to the seller/landlord that include reasonable care, obedience, accounting, loyalty, confidentiality and full disclosure.

Although a Listing Agent does not represent the buyer, a Listing Agent must treat buyers honestly and fairly. A Listing Agent must also disclose any and all material facts about the listed property that are known to the agent.

### **BUYER/TENANT'S AGENT**

A Buyer/Tenant's Agent acts solely in the best interest of their buyer/tenant. A Buyer/Tenant's Agent has fiduciary\* duties to the buyer/tenant that include reasonable care, obedience, accounting, loyalty, confidentiality and full disclosure. A Buyer/Tenant's Agent must act honestly and fairly with all parties to the transaction.

### **DUAL AGENCY**

Dual Agency is a relationship in which William Raveis Real Estate (the Company) does not represent either the seller/landlord or the buyer/tenant exclusively. All the sales agents for the Company act in a fiduciary\* capacity for both the seller/landlord and buyer/tenant. In order for the Company and its sales agents to represent sellers/landlords and buyers/tenants in a Dual Agency relationship, both the buyer and seller (or landlord and tenant) must first consent in writing.

The Company and the sales agents may not disclose to either the seller/landlord or buyer/tenant any personal, financial or confidential information about the other party except as authorized in writing by the respective party or as required by law.

The Company and its sales agents may not disclose, unless otherwise instructed by the respective party:

- to buyer/tenant that the seller/landlord will accept less than asking or listing price
- to the seller/landlord that the buyer/tenant can pay a price greater than the price submitted in a written offer
- that the buyer or seller will agree to financing terms other than those offers

Dual Agency occurs when a sales agent for the Company has a buyer/tenant client who wants to preview a property listed by another sales agent with the Company.

Dual Agency/Single Agent occurs when a sales agent for the Company has a buyer/tenant client who wants to preview a property that is listed by the same sales agent.

\*A relationship of trust and confidence, as between trustee and beneficiary, attorney and client, or principal and agent.