

**DISCLOSURE & ACKNOWLEDGEMENT OF
UNREPRESENTED PARTY TO REAL ESTATE TRANSACTION**

Presented To: _____ **[Unrepresented Party]** **Date:** _____

Presented By (Agent): _____ **In Representation of:** ____ **(Buyer)** ____ **(Seller)**

This document is designed to ensure transparency and help you understand your role and responsibilities as an unrepresented party in a real estate transaction.

1. Disclosure of Representation:

Unrepresented party acknowledges that Agent does not represent you and that no agency relationship exists between you and the Agent as defined by LA R.S. 9:3891, *et seq.*

2. Broker and Agent's Duty to Their Client(s):

Agent may only perform "ministerial acts" as defined in LA R.S. 9:3891(12). Broker and Agent involved in the real estate transaction are working for the other party and owe them certain duties, including loyalty, care, obedience to lawful instructions, confidentiality, and accountability. Broker and Agent are responsible for negotiating in their client's best interest and securing the most favorable terms for their client.

3. Fair and Honest Treatment:

Regardless of representation, all real estate agents are required by law to treat everyone involved in the transaction fairly and honestly. This is a legal obligation under LA R.S. 9:3894, and it applies to all parties.

4. Your Responsibilities as the Unrepresented Party:

Since you are not represented, it is important that you take steps to protect your own interests. Make sure to carefully read and understand all agreements. If you need advice on legal, tax, or insurance matters, consult a professional in those areas.

5. Option to Seek Representation:

As a buyer, seller, tenant, or landlord, you have the option to hire your own real estate brokerage and agents to represent you. It is important to remember that unless you have a written agreement with a real estate firm, you should not assume the real estate firm is working on your behalf.

6. Acknowledgement of Limited Scope of Agent's Duties to Unrepresented Party:

Unrepresented Party acknowledges that Agent **will not perform** any duties on behalf of Unrepresented Party, as outlined in LA R.S. 9:3893, which duties include but are not limited to:

- Performing the terms of the brokerage agreement between a broker and the client;
- Promoting the best interest of the client by:
 - i. Seeking a transaction at the price and terms stated in the brokerage agreement or at a price and upon terms otherwise acceptable to the client.
 - ii. Timely presenting all offers to and from the client.
 - iii. Timely accounting for all money and property received in which the client has, may have, or should have had an interest;
- Exercising reasonable skill and care in the performance of brokerage services.

7. Fair Housing Acknowledgment:

Broker and Agent are committed to providing professional services to all individuals, regardless of race, color, religion, national origin, sex, physical disability, marital status, sexual orientation, or any other protected class.

UNREPRESENTED PARTY SIGNATURE

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PRINT NAME

DATE

PRINT NAME

DATE