

Brokerage Relationship Disclosure

SINGLE AGENT NOTICE

Florida law requires real estate licensees who act as single agents to inform buyers and sellers of their responsibilities. As a single agent, _____

and its associates are obligated to provide you with the following duties:

1. Act honestly and fairly;
2. Remain loyal;
3. Maintain confidentiality;
4. Follow lawful instructions;
5. Provide full disclosure.
6. Properly account for all funds.
7. Use skill, care, and diligence throughout the transaction;
8. Submit all offers and counteroffers promptly, unless the client has given different written instructions; and
9. Disclose any known facts that significantly impact the value of residential real estate and are not easily visible.

Date Signature

CONSENT TO TRANSITION TO TRANSACTION BROKER

Florida law permits real estate licensees who act as a single agent for a buyer or seller to change that relationship into a transaction broker relationship. This allows the licensee to provide limited representation to both the buyer and seller in a real estate transaction. This change in representation cannot take place without your written consent.

As a transaction broker, _____ and its associates offer you limited representation that includes these responsibilities:

1. Act honestly and fairly;
2. Properly handle and account for all funds;
3. Use skill, care, and diligence throughout the transaction;
4. Disclose any known facts that significantly affect the value of the property and are not easily seen by the buyer;
5. Deliver all offers and counteroffers promptly, unless instructed otherwise in writing by a party;
6. Maintain limited confidentiality unless a party waives it in writing. This means the licensee cannot reveal:
 - That the seller will accept less than the asking price;
 - That the buyer is willing to pay more than the written offer;
 - The reasons or motivations of either party for buying or selling;
 - That a seller or buyer is open to financing terms different from those offered;
 - Or any other information a party has asked to keep confidential;
7. Perform any other duties agreed upon in writing, either within this agreement or separately.

Limited representation means the licensee is not responsible for the acts of the buyer or seller. In this role, the parties give up their right to the licensee's full, undivided loyalty. This limited role allows the licensee to help both buyer and seller complete the transaction, but the licensee will not advocate for one side against the other.

_____ I agree that my agent may take on the role and duties of a transaction broker. (must be signed or initialed)

Date Signature Signature

TRANSACTION BROKER NOTICE

As a transaction broker, _____ and its associates provide you with a limited form of representation that includes the following responsibilities:

1. Act honestly and fairly;
2. Properly handle and account for all funds;
3. Use skill, care, and diligence in carrying out the transaction;
4. Disclose any known facts that significantly affect the value of residential property and are not easily visible to the buyer;
5. Present all offers and counteroffers promptly, unless a party has given written instructions otherwise;
6. Maintain limited confidentiality unless waived in writing by a party. This means the licensee cannot disclose:
 - That the seller is willing to accept less than the listed price;
 - That the buyer is willing to pay more than the written offer;
 - The motivations of either party for buying or selling;
 - That a seller or buyer will consider financing terms different from those offered;
 - Or any other information that a party has requested to remain confidential;
7. Carry out any additional duties that are agreed to in this or a separate written agreement.

Limited representation means the buyer or seller is not held responsible for the licensee's actions. In this role, the parties give up their right to the licensee's full loyalty. This limited role allows the licensee to help both buyer and seller complete the transaction, but the licensee will not advocate for one side against the other.

Date _____ Signature _____

Copy provided to Customer on the _____ day of _____, _____, by: ☐ personal delivery
☐ mail ☐ E-mail ☐ fax.