

# INDIANA REAL ESTATE AGENCY DISCLOSURE

(Pursuant to IC 25-34.1-10-10 through IC 25-34.1-10-12)

## TRANSACTION INFORMATION

Property Address: \_\_\_\_\_

Property Type: \_\_\_\_\_

Transaction Description: \_\_\_\_\_

## BROKERAGE DETAILS

Brokerage Name: \_\_\_\_\_

Broker/Agent Name: \_\_\_\_\_

License Number: \_\_\_\_\_

Contact Information: \_\_\_\_\_

## AGENCY RELATIONSHIP

In accordance with state law, this disclosure informs all parties of the nature of the brokerage relationships in this transaction.

Please indicate the brokerage relationship: (check one)

- **Seller/Landlord Representation Only:** The broker represents only the seller/landlord and owes fiduciary duties to them.

- **Buyer/Tenant Representation Only:** The broker represents only the buyer/tenant and owes fiduciary duties to them.

- **Dual Representation (Limited Representation):** The broker represents both the seller/landlord and the buyer/tenant in the same transaction with the written consent of both parties. In serving as a limited agent, the licensee represents parties whose interests are different or even adverse.

- **Non-Representation (Transaction Broker):** The broker does not represent either party but facilitates the transaction.

## LIMITED AGENCY DUTIES AND RESPONSIBILITIES

A party to this transaction does not have to consent to the limited agency. There will be no imputation of knowledge or information between any party and the limited agent or among licensees.

A limited agent shall not disclose the following without the informed consent, in writing, of the parties to the real estate transaction:

(A) Any material or confidential information, except adverse material facts or risks actually known by the licensee concerning the physical condition of the property and facts required by statute, rule, or regulation to be disclosed and that could not be discovered by a reasonable and timely inspection of the property by the parties.

(B) That a buyer/tenant will pay more than the offered purchase price or offered lease rate for the property.

(C) That a seller/landlord will accept less than the listed price or lease rate for the property.

(D) What motivates a party to buy, sell, or lease the property.

(E) Other terms that would create a contractual advantage for one party over another.

## ACKNOWLEDGEMENT AND CONSENT

By signing below, the parties voluntarily acknowledge that they have read and understand this Agency Disclosure Form and the nature of the brokerage relationships.

### **Seller/Landlord:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### **Buyer/Tenant:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### **Broker/Agent:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

