



# REAL ESTATE AGENCY DISCLOSURE NOTICE THIS IS NOT A CONTRACT



CONNECTICUT LAW REQUIRES THAT YOU BE GIVEN THIS NOTICE DISCLOSING WHICH PARTY THE REAL ESTATE LICENSEE REPRESENTS. THE PURPOSE OF SUCH DISCLOSURE IS TO ENABLE YOU TO MAKE INFORMED CHOICES ABOUT YOUR RELATIONSHIP WITH REAL ESTATE LICENSEES.

## RIGHTS AND RESPONSIBILITIES

1. You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance or other such matters, it is your responsibility to consult a professional in those areas.
2. All real estate licensees, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.
3. Whether you are a buyer or lessee, you can choose to have the advice, assistance and representation of your own real estate brokerage firm and its agents. Do not assume that a real estate brokerage firm or its agents are representing you or are acting on your behalf unless you have contracted in writing with the real estate brokerage firm.

## ACKNOWLEDGMENTS

Our Firm, \_\_\_\_\_, represents  Seller  Buyer  Both Buyer and Seller as a Dual Agent  
 Firm Name in this transaction.  
 Lessor  Lessee  Both Lessor and Lessee as a Dual Agent

Licensee \_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Licensee's Name

This Agency Disclosure Notice was presented to the person(s) named below on \_\_\_\_\_ (Date).

I have read this agency disclosure form. I understand that this form is for agency disclosure **AND IS NOT A CONTRACT**. It was provided to me by the agent named above.

**Buyer/Lessee Acknowledgment** (To be signed by the buyer/lessee when the agent represents the seller/lessor; and by the seller/lessor and buyer/lessee when the agent is a dual agent.)

\_\_\_\_\_  
 Buyer/Lessee Signature Date Buyer/Lessee Signature Date

\_\_\_\_\_  
 Buyer/Lessee Name Buyer/Lessee Name

**Seller/Lessor Acknowledgment** (To be signed by the seller/lessor or seller/lessor's agent when the agent represents the buyer/lessee; and by the seller/lessor and buyer/lessee when the agent is a dual agent.)

\_\_\_\_\_  
 Seller/Lessor or Agent's Signature Date Seller/Lessor or Agent's Signature Date

\_\_\_\_\_  
 Seller/Lessor or Agent's Name Seller/Lessor or Agent's Name

## **DEFINITIONS**

### **LESSOR AND LESSEE**

Definition: *"Lessor" means the person who rents or leases property to another.*

Definition: *"Lessee" means the person to whom property is rented or leased.*

### **SELLER AGENCY**

Definition: *"Seller's Agent" means a real estate broker or real estate salesperson who acts in a fiduciary capacity for the seller and/or lessor in a real estate transaction.*

When a seller or lessor enters into an agreement for representation with a seller's agent, the seller or lessor becomes the seller's agent's client. The seller or lessor may authorize the seller's agent to contact other brokers, including associates of other real estate firms, to represent the seller or lessor in marketing their property as seller's agents. This means both the seller's agent and these other brokers represent the seller or lessor. The seller's agent owes the seller or lessor undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability. The seller's agent must put the seller's or lessor's interest first and negotiate for the best terms and conditions for the seller's agent's client.

### **BUYER AGENCY**

Definition: *"Buyer's Agent" means a real estate broker or real estate salesperson who acts in a fiduciary capacity for the buyer and/or lessee in a real estate transaction.*

When a buyer or lessee enters into an agreement for representation with a buyer's agent, the buyer or lessee becomes the buyer's agent's client. The buyer or lessee may authorize the buyer's agent to contact other brokers, including associates of other real estate firms, to represent the buyer or lessee in locating property as buyer's agents. This means both the buyer's agent and these other brokers represent the buyer or lessee. The buyer's agent owes the buyer or lessee undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability. The buyer's agent must put the buyer's or lessee's interest first and negotiate for the best terms and conditions for the buyer's agent's client.

### **DUAL AGENCY**

Definition: *"Dual Agent" means a real estate broker or real estate salesperson who acts in a fiduciary capacity for both the seller and buyer or lessor and lessee.*

A dual agent may represent both the buyer and seller or lessor and lessee provided such dual agent obtains the informed consent of the parties. The dual agent is then considered a disclosed dual agent. The dual agent owes the buyer and seller or lessor and lessee a duty to deal with them fairly and honestly. In this type of agency relationship, the dual agent does not represent either the buyer and seller or lessor and lessee exclusively and the parties cannot expect the dual agent's undivided loyalty. The dual agent may not reveal any confidential information which would provide a negotiating advantage to either party except as authorized by either party or required by law.