

# GEORGIA CONSENT FOR DUAL AGENCY

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

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

Georgia Real Estate Commission defines “dual agency” as broker who simultaneously has a brokerage relationship with both seller and buyer or both landlord and tenant in the same real estate transaction. In Georgia consent is required to proceed in the transaction under this condition.

## When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller’s agent and the buyer’s agent are affiliated with the same real estate broker.

The Agency, known as \_\_\_\_\_, will serve both parties in any type of real estate transaction, residential, commercial, landlord/tenant relationships, and any other type of real estate transaction.

## Dual Agency Disclosures

1. In serving as a dual agent, the broker represents two clients whose interests are or at times could be different or even adverse.
2. The dual agent will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from another client which is not allowed to be disclosed.
3. The broker or the broker's affiliated licensees will timely disclose to each client in a real estate transaction the nature of any material relationship the broker and the broker's affiliated licensees have with the other clients in the transaction other than that incidental to the transaction. A material relationship shall mean any actually known personal, familial, or business relationship between the broker or the broker's affiliated licensees and a client which would impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to another client.
4. The client does not have to consent to the dual agency.
5. A broker may without liability withdraws from representing a client who has not consented to a disclosed dual agency at any time prior to the existence of the dual agency. Such withdrawal shall not prejudice the ability of the broker to continue to represent the other client in the transaction, nor limit the broker from representing the client in other transactions not involving a dual agency. When such withdrawal is contemplated , the broker may receive a referral fee for referring a client to a broker employed by a different real estate brokerage firm

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Name\_\_\_\_\_

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

## Consent For Dual Agency

By signing you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests.

**I (we) consent to the dual agent relationship as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on this form.**

\_\_\_\_\_  
**Buyer Signature**

\_\_\_\_\_  
**Seller Signature**

\_\_\_\_\_  
**Buyer Print Name**

\_\_\_\_\_  
**Seller Print Name**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**