

Note: If a buyer or seller refuse to sign this form you should note that on the form and include the date.

REAL ESTATE AGENCY DISCLOSURE NOTICE
GIVEN TO UNREPRESENTED PERSONS

This is not a contract. Connecticut law requires that you be given this notice disclosing whom 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.

GIVEN TO: _____
(UNREPRESENTED PERSON/PERSONS)
ON _____ (DATE)
OUR FIRM _____ REPRESENTS SELLER LANDLORD
 BUYER TENANT

This form is used when you are showing your listing, or one of your firm's listings, to someone who you do not have an agency agreement with. Conversely, if the property you are showing is a for sale by owner you must have the owner of property sign this form.

UNREPRESENTED PERSON(S)'S RIGHTS AND RESPONSIBILITIES

- 1. The broker and salespersons (referred to as agents or licensees) in this transaction owes the other party to this transaction undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure and obedience to lawful instruction, confidentiality and accountability. The agent(s) must put the other party's interest first and negotiate for the best terms and conditions for them, not for you.
- 2. All real estate agents, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.
- 3. 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.
- 4. Whether you are a buyer, seller, tenant, or landlord, 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 that real estate brokerage firm.

Enter the date you are showing the property here.

Enter the name of your brokerage firm here.

Check the box of the individual(s) your firm represents.

ACKNOWLEDGMENT OF UNREPRESENTED PERSON(S)*

ACKNOWLEDGEMENT OF AGENT

Signature(s)

Print Name(s)

Date

Signature

Print Name

Date

Make sure you and the parties listed above sign and date this form.

*To be signed by the buyer/tenant when the agent represents the seller/landlord, or
To be signed by the seller/landlord when the agent represents the buyer/tenant