

BROKERAGE RELATIONSHIP DISCLOSURE FORM

TRANSACTION BROKER NOTICE

This form sets forth the disclosure notice required by Florida law to be given by a real estate broker to all clients or customers with whom the broker engages in a transaction broker relationship. This form does not itself establish the terms of any agency or brokerage relationship agreement between the broker and client or customer. CLIENT OR CUSTOMER SIGNS BELOW FOR THE SOLE PURPOSE OF ACKNOWLEDGING RECEIPT OF THE FOLLOWING DISCLOSURE NOTICE.

FROM BROKER: **INDEPENDENT BROKERS REALTY**

IMPORTANT NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES PROVIDE THIS NOTICE TO POTENTIAL SELLERS AND BUYERS OF REAL ESTATE.

You should not assume that any real estate broker or salesperson represents you unless you agree to engage a real estate licensee in an authorized brokerage relationship, either as a single agent or as a transaction broker. You are advised not to disclose any information you want to be held in confidence until you make a decision on representation.

TRANSACTION BROKER NOTICE: FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS TRANSACTION BROKERS DISCLOSE TO BUYER AND SELLERS THEIR ROLE AND DUTIES IN PROVIDING A LIMITED FORM OF REPRESENTATION.

As a transaction broker, the broker named above and its associates provides you a limited form of representation which includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counter-offers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentially, unless waived in writing by a party. This limited confidentially will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. The aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

I have read and agree to the terms of this agreement and by checking the box and clicking through to use this website.