

Term

Dual Agency	Dual agency is when a single real estate agent represents both the buyer and seller in the same transaction. It can happen in smaller markets with fewer agents. Working with a single real estate agent or real estate firm can help the client facilitate open communication and dialogue. It can also streamline the home buying process. There are fewer people who need to coordinate schedules which may mean it's easier to find time to complete the necessary paperwork.
Limited Agency Disclosure and Consent	Sales Agent & Broker Renewals. Agency agreements are used when one party authorizes another to conduct business on its behalf.
Real Estate Licensing and	Getting a real estate license in Utah is a little more difficult compared to other states. You need a total of 120 classroom hours of commission-approved pre-licensing courses. In comparison, to get a license in Florida, real estate licenses require applicants to complete only 63 hours of courses.
Utah Division Real Estate Website	In the Utah Division of Real Estate you will be able to find valuable resources. Real Estate Information Consumer Resources Sales Agent & Broker Renewals Appraisals This will be a great platform to enhance your knowledge and understand about the resources available to you.

Concept

Agency Before Contracts	The term "agency" is used in real estate to help determine what legal responsibilities the real estate professional has an obligation to their client and all other parties in the transaction.
Agency Duties of Limited Agents	The following fiduciary duties are compromised for limited agents: Loyalty, Confidentiality, Disclosure.
Conflict of Interest as a Limited Agent	If you are involved as a principal in the transaction (even if you only have 1% ownership), you are prohibited from serving as a limited agent in that transaction.
Criminal Penalties for Violation of Chapter	Criminal penalties for violations of real estate licensure law can include prison time. It is important as agents to follow all rules, regulations, and procedures.
informed consent	Consumer Resources. Informed consent is an agreement by a party to a contract or an element of the contract made after the party has been advised of all material facts.
Limited Agency	A completely different role from that of a typical agent, one in which you have to be careful what you're doing to not violate your obligations to both sides. You essentially become a neutral third party, helping both sides to a limited degree. It can be more profitable, as you get both commissions, but you must be very careful to not break the law while doing so.
One (Single) Agent Limited Agency	A transaction in which a single agent represents both the buyer and the seller and is the only agent involved.
Two (Double) Agent Limited Agency	A transaction in which a single brokerage represents both the buyer and the seller, but different agents within the brokerage represent the buyer and the seller.
Weakening the Bargaining Position of the Other Party	Unnecessarily revealing information that reduces the ability of one party of a transaction to fairly negotiate. For example: specifically mentioning the price the buyer or seller will accept to the other party.