the same on this form. dual agency with designated sales agents by indicating ler or buyer may provide advance informed consent to sales agents before agreeing to such representation. A selquences of a dual agency relationship with designated seller should carefully consider the possible consetion, they cannot provide undivided loyalty. A buyer or like the dual agent under whose supervision they funcor seller. The designated sales agent must explain that not provide the full range of fiduciary duties to the buyer tween the buyer and seller. A designated sales agent canvocating on behalf of the seller in the negotiations beas the seller's agent representing the interests of and adand the designated sales agent for the seller will function ing the interests of and advocating on behalf of the buyer for the buyer will function as the buyer's agent representbuyer and the seller in writing, the designated sales agent of the real estate broker. With the informed consent of the

same on this form. vance informed consent to dual agency by indicating the to such representation. A seller or buyer may provide adsequences of a dual agency relationship before agreeing buyer or seller should carefully consider the possible conseller are giving up their right to undivided loyalty. A consenting to the dual agency relationship the buyer and possible effects of dual representation, including that by other party as well. The agent should also explain the both the buyer and seller that the agent is acting for the

If the buyer and seller provide their informed consent in Dual Agent with Designated Sales Agents

of real estate. A sales agent works under the supervision to represent the seller to negotiate the purchase and sale sales agent to represent the buyer and another sales agent represents both parties as a dual agent may designate a writing, the principals and the real estate broker who

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	Date: may,5 2020
	X Charles
	X Jose Hmezeric
	form: signature of { \square Buyer(s) and/or \square Seller(s):
scknowledge receipt of a copy of this disclosure	(ALAN (A)
is appointed to represent the seller in this transaction.	ebresent the buyer; and
of beanioqqs ai	The dual agent with designated sales agents is indicated above:
ith designated sales agents	w yonege laub of freezoo bermoini eonsyl ()
	() Advance informed consent dual agency
cy with designated sales agents complete section below:	For advance informed consent to either dual agency or dual ager
ent with designated sales agent	ege leud ()
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() Broker's agent	() Broker's agent
(Ruyer's agent	() Seller's agent
() Buyer as a (check relationship below)	() Seller as a (check relationship below)
s proker acting in the interest of the:	(print name of company, firm or brokerage), a licensed real estate
(print name of licensee) of	This form was provided to me by year man and sidT



New York State Division of Licensing Services P.O. Box 22001 Albany, NY 12201-2001

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New York State Disclosure Form for Buyer and Seller

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent and the buyer. In dealings with the seller, a buyer's agent mance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent in locating a sasist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of let therefore do not have vicarious liability for the acts of the broker's agent on buyer's agent do provide direction and instruction to the broker's agent do provide direction and instruction to the broker's agent do liability for the acts of the broker's agent or buyer's agent will have

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

property, except as otherwise provided by law. agent materially affecting the value or desirability of and in good faith; and (c) disclose all facts known to the formance of the agent's duties; (b) deal honestly, fairly agent should (a) exercise reasonable skill and care in peragent and the seller. In dealings with the buyer, a seller's cific provisions set forth in an agreement between the obligations of a seller's agent are also subject to any speagent does not represent the interests of the buyer. The disclosure, obedience and duty to account. A seller's reasonable care, undivided loyalty, confidentiality, full out limitation, the following fiduciary duties to the seller: terms acceptable to the seller. A seller's agent has, withby securing a buyer for the seller's home at a price and on represent the seller's interests. The seller's agent does this A seller's agent is an agent who is engaged by a seller to

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and