REAL ESTATE PROSPECTIVE PARTIES DISCLOSURE NOTICE

Do not share confidential information until you enter into a written representation agreement.

CT law requires that you are given this notice to help you to make informed choices about real estate transactions.

IMPORTANT NOTE: The real estate broker or salesperson ("Licensee") who represents another party in a transaction has fiduciary duties to that **OTHER** party and will negotiate the best terms and conditions for them, **NOT FOR YOU**. You have the responsibility to protect your own interests.

Unless you enter into a WRITTEN agreement for agency representation, you are a prospective party – NOT a client.

As a prospective party, you can expect a Licensee to:

- Tell you all the material physical defects of the property that the licensee knows;
- Treat you and the other party honestly and not knowingly give false information;
- Not reveal confidential information; and
- Comply with all state and federal laws related to real estate brokerage activity and fair housing.

TYPES OF AGENCY RELATIONSHIPS

You can become a client by entering into a written agency agreement requiring the Licensee to act as an agent on your behalf. The are three types of agent-client relationships permitted in Connecticut:

- **SINGLE AGENCY:** The Licensee represents you and does not represent any other party in the transaction.
- **DUAL AGENCY:** The Licensee acts in a fiduciary capacity for both parties.
- **DESIGNATED AGENCY:** The brokerage firm is a dual agent and appoints one agent in the firm to solely represent the buyer (or tenant) and one agent to represent the seller (or landlord).

COMPENSATION NOTICE

The amount or rate of real estate fees is not fixed by law and may be negotiated.

FAIR HOUSING NOTICE

It is unlawful for ANY property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate AT ANY TIME based on certain protected characteristics, including race, color, national origin, sex (gender), religion, children or family status, disability (physical, mental or learning), ancestry, marital status, age (except minors), sexual orientation, gender identity or expression, legal source of income, veteran status, domestic violence victim, and clean slate (erased criminal record). To report a potential violation, contact the CT Commission on Human Rights and Opportunities at www.ct.gov/CHRO.

Presented on *(date)*: _____ To: _____
Name of Buyer/Tenant or Seller/Landlord

By: Mary Claire Quella _____ for: ServiceLink Auction Services, Inc. _____
Licensee's Name *Brokerage Firm/Company*