THE STATE of ALASKA
Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: *RealEstateCommission@Alaska.Gov*
Website: *ProfessionalLicense.Alaska.Gov/RealEstateCommission*

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance

The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:

a. Exercise of reasonable skill and care;
b. Honest and good faith dealing;
c. Timely presentation of all written communications;
d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and
e. Timely accounting of all money and property received by the Licensee.

Consumer Initials: _____ / _____ **Date:** _____

Representation

The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:

a. All duties owed by the Licensee providing Specific Assistance;
b. Not intentionally taking actions which are adverse or detrimental to the Consumer;
c. Timely disclosure of conflicts of interest to the Consumer;
d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;
e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and
f. Making a good faith and continuous effort.

Consumer Initials: _____ / _____ **Date:** _____

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

a. All duties owed by the Licensee providing Specific Assistance;
b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: _____ / _____ **Date:** _____ **(Must attach Waiver of Right to be Represented)**

Duties Not Owed by Licensee

AS 08.88.630 - **Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

(1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
(2) conduct an independent investigation of a person's financial condition; or
(3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:	SeviceLink Action, LLC				
Licensee Name:	Louis Scott Barnes	**Signature:**	Louis Scott Barnes	**Date:**	
Consumer Name:		**Signature:**		**Date:**	
Consumer Name:		**Signature:**		**Date:**	

An addendum ___ IS ■ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –