DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP - INDIANA

Indiana law requires Indiana real estate licensees to have a written office policy regarding agency relationships and to disclose that policy (IC 25-34.1-10-13). When you enter into a discussion with a real estate agent regarding a real estate transaction, you should understand what type of agency relationship or representation you have with that agent, if any.

SERVICELINK AUCTION, LLC IS ACTING AS AUCTIONEER AND REPRESENTS THE SELLER ONLY

Seller's Agent.

A licensee representing a seller owes the following duties and obligations to the seller:

1. To fulfill the terms of the agency relationship made with the seller.

2. Disclose the nature of agency relationship with the seller

3. To promote the interests of the seller by: seeking a price and contract term satisfactory to the seller, presenting all offers to purchase to and from the seller, disclosing to the seller adverse material facts or risks actually known by the licensee concerning the real estate transaction, advising the seller to obtain expert advice concerning material matters that are beyond the licensee's expertise, exercising reasonable care and skill, and complying with the requirements of all application federal, state, and local rules and regulations.

4. A licensee may not disclose that a seller will accept less than the listed price, what motivates the seller to sell the property, or confidential information about the seller.

A licensee representing a seller owes NO duties or obligations to the buyer except that a licensee shall treat the buyer honestly and shall not knowingly give them false information. A licensee shall disclose to a prospective buyer adverse material fact or risks actually known by the licensee. A licensee owes no duty to conduct an independent inspection of the property for the buyer or to verify the accuracy of any statement, written or oral, made by the seller, the landlord, or any independent inspector.

These duties of the seller's agent in a real estate transaction do not relieve a Seller or a Buyer from the responsibility to protect their own interest. Sellers and Buyers should carefully read all agreements to ensure that they adequately express their understanding of the transaction. If legal, tax advice or other advice is desired, you should consult a competent professional in that field.

ACKNOWLEDGMENT: I/We acknowledge that I/we have received the Indiana Disclosure Regarding Real Estate Agency Relationship and that I/We understand the disclosures regarding Seller's Agency Relationship.

THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

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Signature	Date	Signature	Date