ARIZONA DISCLOSURE OF AGENCY RELATIONSHIP

Before entering into an agency relationship, you are entitled to understand who the Broker represents in this transaction. Unless otherwise agreed in writing, the Broker represents the Seller exclusively. A Buyer is a customer and not a client of the Broker unless a separate written agreement establishes buyer representation. The Broker may, with the informed written consent of all parties, act as a limited representation (dual agent), subject to the limitations described below.

Fiduciary Duties Owed to Client

If the Broker represents you, the Broker owes the following fiduciary duties: loyalty, obedience to lawful instructions, disclosure of material information, confidentiality, accounting for all monies and property, and reasonable care and diligence.

Duties Owed to Non-Clients

The Broker does not represent parties who are not clients. The Broker will deal honestly and fairly, exercise reasonable skill and care, and answer questions accurately, but does not owe fiduciary duties to non-clients.

Duties Owed to All Parties

Regardless of representation, the Broker will: (i) exercise reasonable skill and care; (ii) deal honestly and fairly; and (iii) disclose all known material facts that materially and adversely affect the value or desirability of the property.

Limited Representation Disclosure

If the Broker represents both Seller and Buyer, the Broker cannot advocate exclusively for either party and will not disclose confidential information, including willingness to accept or pay different terms, without written authorization. Conflicts of interest may arise that affect the duties of loyalty, obedience, disclosure, and confidentiality.

Acknowledgment

By signing, the parties acknowledge receipt and understanding of this disclosure.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Broker/Licensee Signature: _____ Date: _____

Brad Pace