Land / Lot

EXCLUSIVE MARKETING CONTRACT © HomeTown Association of REALTORS®

1. In consideration of the services to be performed by Adolph Miller

Listing Office (hereinafter referred to as REALTOR®) and the commissions to be paid by Town of Courtland ("SELLER"), the parties agree that REALTOR® shall have the exclusive right to market and sell SELLER's property upon the following terms and conditions:

Property Address: 36 N. Somonauk Parcel No.: 09 20 452 003

City: Courtland, Illinois, Zip: 60112 Marketing Price: $ 35,000

Marketing Period: From ~~5-15-~~ 7-19-, 20~~18~~ 19 through 11:59 p.m. on ~~10-15~~ 11-11, 20~~18~~ 19

2. Managing Broker agrees to provide, through Seller's Designated Agent, those brokerage services set forth in Section 15-75 of the Illinois Real Estate License Act of 2000.
3. If during the term of this Contract REALTOR® obtains an offer to purchase the property from a ready, willing and able buyer at the marketing price, or if SELLER enters into a contract for the sale or exchange of the property at any price and upon any terms to which the SELLER consents, SELLER shall be obligated to pay REALTOR® a commission of Five percent (5 %) of the total purchase price of the sale or exchange. _____ percent (___ %) will be paid to the Buyer's Managing Broker with the exception of _____. The full commission is to be paid at closing, which in the case of a sale on contract for deed shall be at the time Buyer and SELLER execute the initial contact or agreement for deed.
4. SELLER agrees that such a commission shall be paid if the property is sold or exchanged by SELLER within a protection period of 180 (___) days following the term of this Contract or any extensions thereof to anyone to whom the property was presented during the term of this Contract. However, this provision shall not apply if SELLER has entered into a valid, written listing agreement with another licensed real estate managing broker during the protection period.
5. In the event a purchase contract is entered into and purchaser defaults without fault on the SELLER's part, REALTOR® will waive the commission, and this agreement shall be continued from the date of default through the date provided in paragraph 1. Should SELLER default on any contact for the purchase or exchange of the property, any commission owed under this contract shall become payable immediately.
6. FIXTURES AND PERSONAL PROPERTY. SELLER agrees to transfer to buyer by a Bill of Sale, all heating, electrical and plumbing systems together with the following: (check or enumerate applicable items) These items may legally be 'fixtures' and if so, they must remain with the property unless excluded in the Contract to Purchase.

___ T.V. Antenna	___ Trash Compactor	___ Central Air Conditioner	___ Fireplace screen(s)
___ Satellite Dish	___ Washer	___ Window Air Conditioner	___ Fireplace gas log(s)
___ Satellite Dish & System	___ Dryer	___ Electronic Air Filter	___ Central Vac
___ Refrigerator	___ Sump Pump	___ Central humidifier	___ Existing storms & screens
___ Oven/Range/Stove	___ Water Softener (if not rental)	___ Ceiling fan(s)	___ Security System
___ Microwave	___ All carpeting excluding area rugs	___ Outdoor shed	___ All window treatments, attached shutters and hardware
___ Dishwasher	___ Built-in or attached shelving	___ All planted vegetation	___ Water Purifier (if not rental)
___ Whole House Generator	___ TV Mounts	___ Playset(s)	___ Carbon Monoxide Detector(s)
___ Garbage Disposal	___ Smoke Detectors	___ Electronic Garage Door(s) with ALL transmitter(s)	

Other items included: _____

All of the Fixtures and Personal Property stated herein above are owned by SELLER and to SELLER's best knowledge are in operating condition on Date of Contract, unless otherwise stated herein.

Items not included: _____

7. SELLER agrees that for the purpose of marketing SELLER's property, REALTOR® shall place SELLER's property in the area Multiple Listing Service and/or any other multiple listing service in which REALTOR® has access. SELLER further agrees and understands that pursuant to the placement in said listing service SELLER's listing may be placed on the internet.
8. SELLER(s) acknowledges that they have been informed of the responsibilities imposed upon SELLER(s) under the Residential Real Property Disclosure Act. SELLER agrees to comply with the requirements of this Act to the best of SELLER's ability and to not knowingly give any false or inaccurate information regarding the disclosures required by that Act.
9. REALTOR® designates Paul Miller, ("SELLER's Designated Agent"), a sales associate(s) affiliated with REALTOR® as the only legal agent(s) of the SELLER. REALTOR® reserves the right to name additional designated agents when in REALTORS's® discretion it is necessary. If additional Designated Agents are named, SELLER shall be informed in writing within a reasonable time. SELLER acknowledges that SELLER's Designated Agent may, from time to time have another sales associate, who is not an agent of the SELLER, sit at an open house of SELLER's property or provide similar support in the marketing of SELLER's property. SELLER understands and agrees that this Contract is a contract for REALTOR® to market SELLER's property and that SELLER's Designated Agent(s) is (are) the only legal agent(s) of SELLER. SELLER's Designated Agent will be primarily responsible for the direct marketing and sale of SELLER's property.

10. SELLER has been informed that potential buyers may elect to employ the services of a licensed real estate managing broker or sales associate as their own agent (buyer's agent). REALTOR® is authorized to show the property to prospective buyers represented by buyer's agents, and REALTOR®, in its sole discretion may determine with which managing brokers it will cooperate, and the amount of compensation that it will offer cooperating managing brokers in the sale of SELLER's property. SELLER acknowledges that the compensation offered to such cooperating managing brokers may vary from managing broker to managing broker.
11. SELLER understands that REALTOR® and/or SELLER's designated agent may have previously represented a buyer who is interested in SELLER's property. During that representation, REALTOR® and/or sellers designated agent may have learned material information about the buyer that is considered confidential. Under the law, neither REALTOR® nor SELLER's designated agent may disclose any such confidential information to SELLER even though the REALTOR® and/or SELLER's designated agent now represent SELLER.
12. SELLER understands and agrees that other sales associates affiliated with REALTOR®, other than SELLER's designated agent(s) may represent the actual or prospective buyer of SELLER's property. Further, SELLER understands and agrees that if the property is sold through the efforts of a sales associate affiliated with managing broker who represents the buyer, the other sales associate affiliated with REALTOR® will be acting as a buyer's designated agent.
13. SELLER agrees to immediately refer to SELLER's designated agent all prospective purchasers or brokers who contact SELLER for any reason and to provide designated agent their names and addresses.
14. REALTOR® and SELLER's designated agent are authorized, in their sole discretion, to place a for sale sign on the property, if permitted by law; to remove all other such signs; to place a lockbox on the property; to have access to the property at all reasonable times for the purpose of showing it to prospective purchasers; to cooperate with other brokers; and to use pictures of the property for marketing purposes.
15. SELLER understands that the information which SELLER provides to SELLER's designated agent as listing information will be used to advertise SELLER's property to the public, and it is essential that this information be accurate. **SELLER UNDERSTANDS THAT THEY HAVE AN OBLIGATION TO PROVIDE ACCURATE, TRUTHFUL INFORMATION TO BE PUT IN THE MLS INPUT SHEET AND HEREBY PROMISES TO FULFILL THIS OBLIGATION.** SELLER understands that SELLER may be held responsible by a buyer for any latent or hidden, undisclosed defects in the property which are known to SELLER but which are not disclosed to the buyer.
16. SELLER agrees to save and hold REALTOR®, HomeTown Association of REALTORS and any other Multiple Listing Service in which this listing may be placed, harmless from all claims, disputes, litigation, judgments, and costs (including reasonable attorney's fees) arising from SELLER's breach of this Contract, from any incorrect information or misrepresentation supplied by SELLER or from any material facts, including latent defects, that are known to SELLER that SELLER fails to disclose.
17. This Contract shall be binding upon and inure to the benefit of their heirs, administrators, successors, and assigns of the parties hereto. This Contract can be amended only by a writing signed by the parties.
18. SELLER has no knowledge of any assessments or special taxes for improvements, or lien for improvements, either of record or in process, applicable to the property listed herein and should the SELLER receive any notice thereof, SELLER agrees to notify the REALTOR® immediately.
19. Illinois law allows a licensed real estate agent to prepare the sales contract using approved preprinted forms, but no legal documents required to close the sale. Therefore, the SELLER agrees to furnish, or have SELLER's attorney furnish all other legal documents necessary to close the sale.
20. SELLER acknowledges that neither listing nor selling Office or any multiple listing service is an insurer against the loss of SELLER's personal property. SELLER is advised to safeguard or remove valuables now located in said premises. SELLER is further advised to verify the existence of said valuables and obtain personal property insurance through the SELLER's insurance agent.
21. In the event that an offer to purchase has been accepted by SELLER, REALTOR® shall not be required to continue to show the property unless specifically instructed to do so by the SELLER.
22. This contract may not be terminated or amended prior to the expiration date without the express written consent of both parties to this contract. However, if the parties mutually agree to a termination of this Contract prior to its termination date, SELLER agrees to reimburse REALTOR® for all reasonable marketing expenses incurred prior to such termination. In no event shall such expenses exceed $_____.
23. THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL SELLER'S PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS. Seller shall receive a copy of all signed documents in a timely manner. The attachments include the following:

____SELLER DISCLOSURE ____LEAD BASED PAINT ✓ DUAL AGENCY ____RADON ____OTHER

Adolph Miller 5-15-18
LISTING OFFICE REALTOR® Date

710 E Lincoln Hwy DeKalb 7567895
LISTING OFFICE ADDRESS AND PHONE NUMBER

Pat Nelle 5-15-18
MANAGING BROKER'S SIGNATURE Date

Pat Nelle 5-15-18
DESIGNATED AGENT'S SIGNATURE Date

X
SELLER SIGNATURE Date

X
SELLER SIGNATURE Date

SELLER'S CURRENT ADDRESS & TELEPHONE if different from above

REVISED 02-2015

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ILLINOIS REALTORS

REALTOR® EQUAL HOUSING OPPORTUNITY

ILLINOIS REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)

NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned Pal Nele, ("Licensee"),
(insert name(s) of Licensee undertaking dual representation)
may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: X
Date: ~~5-15-18~~ 7-19-19

CLIENT: X Purchaser
Date:

Document presented on _____, 20____
By: _____
(Broker/Licensee Initials)

LICENSEE: Pal Nele
Date: ~~5-15-18~~ 7-19-19

Land / Lot

EXCLUSIVE MARKETING CONTRACT © HomeTown Association of REALTORS®

1. In consideration of the services to be performed by Adolph Miller

Listing Office (hereinafter referred to as REALTOR®) and the commissions to be paid by Town of Cortland ("SELLER"), the parties agree that REALTOR® shall have the exclusive right to market and sell SELLER's property upon the following terms and conditions:

Property Address: 86 S. Sonoran R Parcel No.: 09 29 207 001

City: Cortland, Illinois, Zip: 60112 Marketing Price: $ 21,000

Marketing Period: From ~~5-15-~~ 7-19, 20 ~~18~~ 19 through 11:59 p.m. on ~~10-15-~~ 11-11, 20 ~~18~~ 19

2. Managing Broker agrees to provide, through Seller's Designated Agent, those brokerage services set forth in Section 15-75 of the Illinois Real Estate License Act of 2000.
3. If during the term of this Contract REALTOR® obtains an offer to purchase the property from a ready, willing and able buyer at the marketing price, or if SELLER enters into a contract for the sale or exchange of the property at any price and upon any terms to which the SELLER consents, SELLER shall be obligated to pay REALTOR® a commission of Five percent (5 %) of the total purchase price of the sale or exchange. _____ percent (___ %) will be paid to the Buyer's Managing Broker with the exception of _____. The full commission is to be paid at closing, which in the case of a sale on contract for deed shall be at the time Buyer and SELLER execute the initial contact or agreement for deed.
4. SELLER agrees that such a commission shall be paid if the property is sold or exchanged by SELLER within a protection period of 180 (___) days following the term of this Contract or any extensions thereof to anyone to whom the property was presented during the term of this Contract. However, this provision shall not apply if SELLER has entered into a valid, written listing agreement with another licensed real estate managing broker during the protection period.
5. In the event a purchase contract is entered into and purchaser defaults without fault on the SELLER's part, REALTOR® will waive the commission, and this agreement shall be continued from the date of default through the date provided in paragraph 1. Should SELLER default on any contact for the purchase or exchange of the property, any commission owed under this contract shall become payable immediately.
6. FIXTURES AND PERSONAL PROPERTY. SELLER agrees to transfer to buyer by a Bill of Sale, all heating, electrical and plumbing systems together with the following: (check or enumerate applicable items) These items may legally be "fixtures" and if so, they must remain with the property unless excluded in the Contract to Purchase.

___ T.V. Antenna	___ Trash Compactor	___ Central Air Conditioner	___ Fireplace screen(s)
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___ Satellite Dish & System	___ Dryer	___ Electronic Air Filter	___ Central Vac
___ Refrigerator	___ Sump Pump	___ Central humidifier	___ Existing storms & screens
___ Oven/Range/Stove	___ Water Softener (if not rental)	___ Ceiling fan(s)	___ Security System
___ Microwave	___ All carpeting excluding area rugs	___ Outdoor shed	___ All window treatments, attached shutters and hardware
___ Dishwasher	___ Built-in or attached shelving	___ All planted vegetation	___ Water Purifier (if not rental)
___ Whole House Generator	___ TV Mounts	___ Playset(s)	___ Carbon Monoxide Detector(s)
___ Garbage Disposal	___ Smoke Detectors	___ Electronic Garage Door(s) with ALL transmitter(s)	

Other items included: _____

All of the Fixtures and Personal Property stated herein above are owned by SELLER and to SELLER's best knowledge are in operating condition on Date of Contract, unless otherwise stated herein.

Items not included: _____

7. SELLER agrees that for the purpose of marketing SELLER's property, REALTOR® shall place SELLER's property in the area Multiple Listing Service and/or any other multiple listing service in which REALTOR® has access. SELLER further agrees and understands that pursuant to the placement in said listing service SELLER's listing may be placed on the internet.
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9. REALTOR® designates Paul Miller, ("SELLER's Designated Agent"), a sales associate(s) affiliated with REALTOR® as the only legal agent(s) of the SELLER. REALTOR® reserves the right to name additional designated agents when in REALTORS's® discretion it is necessary. If additional Designated Agents are named, SELLER shall be informed in writing within a reasonable time. SELLER acknowledges that SELLER's Designated Agent may, from time to time have another sales associate, who is not an agent of the SELLER, sit at an open house of SELLER's property or provide similar support in the marketing of SELLER's property. SELLER understands and agrees that this Contract is a contract for REALTOR® to market SELLER's property and that SELLER's Designated Agent(s) is (are) the only legal agent(s) of SELLER. SELLER's Designated Agent will be primarily responsible for the direct marketing and sale of SELLER's property.

10. SELLER has been informed that potential buyers may elect to employ the services of a licensed real estate managing broker or sales associate as their own agent (buyer's agent). REALTOR® is authorized to show the property to prospective buyers represented by buyer's agents, and REALTOR®, in its sole discretion may determine with which managing brokers it will cooperate, and the amount of compensation that it will offer cooperating managing brokers in the sale of SELLER's property. SELLER acknowledges that the compensation offered to such cooperating managing brokers may vary from managing broker to managing broker.
11. SELLER understands that REALTOR® and/or SELLER's designated agent may have previously represented a buyer who is interested in SELLER's property. During that representation, REALTOR® and/or sellers designated agent may have learned material information about the buyer that is considered confidential. Under the law, neither REALTOR® nor SELLER's designated agent may disclose any such confidential information to SELLER even though the REALTOR® and/or SELLER's designated agent now represent SELLER.
12. SELLER understands and agrees that other sales associates affiliated with REALTOR®, other than SELLER's designated agent(s) may represent the actual or prospective buyer of SELLER's property. Further, SELLER understands and agrees that if the property is sold through the efforts of a sales associate affiliated with managing broker who represents the buyer, the other sales associate affiliated with REALTOR® will be acting as a buyer's designated agent.
13. SELLER agrees to immediately refer to SELLER's designated agent all prospective purchasers or brokers who contact SELLER for any reason and to provide designated agent their names and addresses.
14. REALTOR® and SELLER's designated agent are authorized, in their sole discretion, to place a for sale sign on the property, if permitted by law; to remove all other such signs; to place a lockbox on the property; to have access to the property at all reasonable times for the purpose of showing it to prospective purchasers; to cooperate with other brokers; and to use pictures of the property for marketing purposes.
15. SELLER understands that the information which SELLER provides to SELLER's designated agent as listing information will be used to advertise SELLER's property to the public, and it is essential that this information be accurate. **SELLER UNDERSTANDS THAT THEY HAVE AN OBLIGATION TO PROVIDE ACCURATE, TRUTHFUL INFORMATION TO BE PUT IN THE MLS INPUT SHEET AND HEREBY PROMISES TO FULFILL THIS OBLIGATION.** SELLER understands that SELLER may be held responsible by a buyer for any latent or hidden, undisclosed defects in the property which are known to SELLER but which are not disclosed to the buyer.
16. SELLER agrees to save and hold REALTOR®, HomeTown Association of REALTORS and any other Multiple Listing Service in which this listing may be placed, harmless from all claims, disputes, litigation, judgments, and costs (including reasonable attorney's fees) arising from SELLER's breach of this Contract, from any incorrect information or misrepresentation supplied by SELLER or from any material facts, including latent defects, that are known to SELLER that SELLER fails to disclose.
17. This Contract shall be binding upon and inure to the benefit of their heirs, administrators, successors, and assigns of the parties hereto. This Contract can be amended only by a writing signed by the parties.
18. SELLER has no knowledge of any assessments or special taxes for improvements, or lien for improvements, either of record or in process, applicable to the property listed herein and should the SELLER receive any notice thereof, SELLER agrees to notify the REALTOR® immediately.
19. Illinois law allows a licensed real estate agent to prepare the sales contract using approved preprinted forms, but no legal documents required to close the sale. Therefore, the SELLER agrees to furnish, or have SELLER's attorney furnish all other legal documents necessary to close the sale.
20. SELLER acknowledges that neither listing nor selling Office or any multiple listing service is an insurer against the loss of SELLER's personal property. SELLER is advised to safeguard or remove valuables now located in said premises. SELLER is further advised to verify the existence of said valuables and obtain personal property insurance through the SELLER's insurance agent.
21. In the event that an offer to purchase has been accepted by SELLER, REALTOR® shall not be required to continue to show the property unless specifically instructed to do so by the SELLER.
22. This contract may not be terminated or amended prior to the expiration date without the express written consent of both parties to this contract. However, if the parties mutually agree to a termination of this Contract prior to its termination date, SELLER agrees to reimburse REALTOR® for all reasonable marketing expenses incurred prior to such termination. In no event shall such expenses exceed $_____.
23. THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THE PARTIES TO REFUSE TO DISPLAY OR SELL SELLER'S PROPERTY TO ANY PERSON ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL FAIR HOUSING LAWS. Seller shall receive a copy of all signed documents in a timely manner. The attachments include the following:

____SELLER DISCLOSURE ____LEAD BASED PAINT ✓ DUAL AGENCY ____RADON ____OTHER

Adolph Miller 5-15-18
LISTING OFFICE REALTOR© Date

X
SELLER SIGNATURE Date

710 E Lincoln Hwy DeKalb 7567845
LISTING OFFICE ADDRESS AND PHONE NUMBER

X
SELLER SIGNATURE Date

Paul Mella 5-15-18
MANAGING BROKER'S SIGNATURE Date

SELLER'S CURRENT ADDRESS & TELEPHONE if different from above

Paul Mella 5-15-18
DESIGNATED AGENT'S SIGNATURE Date

REVISED 02-2015

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ILLINOIS REALTORS®

ILLINOIS REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)

REALTOR® EQUAL HOUSING OPPORTUNITY

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The undersigned Paul Miller, ("Licensee"),
(insert name(s) of Licensee undertaking dual representation)
may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

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1. Treat all clients honestly.
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4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: Y
Date: 7-19-19

CLIENT: Y
Date:

Document presented on _____, 20____
By: _____
(Broker/Licensee Initials)

LICENSEE: Pamela
Date: ~~5-15-18~~ 7-19-19