

NOTICE TO SELLERS

Thank you for choosing a CENTURY 21 Realty Group Companies agent to assist you in marketing your Property. Your agent will represent your interests in marketing and selling your property as a Seller's agent, your agent will promote your interests by:

1. Seeking a Buyer willing to pay a price and contract terms satisfactory to you;
2. Presenting all offers and counteroffers to purchase to and from you immediately upon receipt, unless you otherwise direct;
3. Disclosing adverse material facts or risks disclosed by you to the Licensee and the Buyer, and therefore, actually known by the Licensee concerning the real estate transaction and facts required by statute, rule, or regulation to be disclosed and that could not be discovered by a reasonable and timely inspection of the real estate by the parties;
4. Advising you to obtain expert advice concerning material matters that are beyond the Licensee's expertise;
5. Timely accounting for all money and property received from or on behalf of you;
6. Exercising reasonable care and skill; and
7. Complying with all applicable laws.

Seller is advised that the Property may be sold with the assistance of other Licensees working as Buyer agents and that Licensee's company policy is to cooperate with and compensate Buyer agents. Buyer agents are Licensees who show the property to prospective Buyers, buy who represent only the interests of the Buyer. Buyer agents owe duties of trust, loyalty, confidentiality, accounting and disclosure to Buyers. All representations made by Buyer agents about the Property are not made as the agent of the Seller.

INFORMED CONSENT TO LIMITED AGENCY

Seller's agents often represents Buyers of property as a Buyer's agent. If your agent shows your property to a Buyer, your agent has fiduciary duties to both you and the Buyer of that Property, and those duties may be different or even adverse. By signing the Acknowledgement Form with this Consumer Information Booklet, you hereby knowingly consent to your agent's acting as a limited agent if the situation arises.

With respect to this Property, your agent shall not disclose the following without the informed consent, in writing, of both you and the Seller:

1. Any material or confidential information, except adverse material facts or risks actually known by agent concerning the physical condition of the Property and the facts required by statute, rule, or regulation to be disclosed and that could not be discovered by a reasonable and timely inspection of the Property by the parties.
2. That you will pay more than offered purchase price for the Property.
3. That owner will accept less than the listed price for the Property.
4. Other terms that would create a contractual advantage for one party over another party.
5. What motivates a party to buy or sell the Property.

In a limited agency situation, you agree that there will be no imputation of agency, knowledge or information between any party and agent of Realty Group Companies or among other agents of Realty Group Companies. You understand that you do not have to consent to limited agency. However, you consent voluntarily to limited agency and waive any claim you now have or may have in the future against CENTURY 21 Realty Group Companies or any of their affiliated Companies or your agent for acting as a limited agent.

