

# Real Estate Agency Disclosure Notice

Given to *Unrepresented Persons*

**This is Not a Contract.** Connecticut law requires that you be given this notice disclosing whom the real estate licensee represents. The purpose of such disclosure is to enable you to make informed choices about your relationship with real estate licensees.

Given to: \_\_\_\_\_ (unrepresented person/persons)

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (date)

Our firm \_\_\_\_\_

represents:      Seller             Landlord             Buyer             Tenant

## Unrepresented Person(s)'s Rights and Responsibilities

1. The broker and salespersons (referred to as agents or licensees) in this transaction owes the other party to this transaction undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, and obedience to lawful instruction, confidentiality and accountability. The agent(s) must put the other party's interest first and negotiate for the best terms and conditions for them, ***not for you***.

2. All real estate agents, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.

3. You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance or other such matters, it is your responsibility to consult a professional in those areas.

4. Whether you are a buyer, seller, tenant, or landlord, you can choose to have the advice, assistance and representation of your own real estate brokerage firm and its agents. Do not assume that a real estate brokerage firm or its agents are representing you or are acting on your behalf ***unless you have contracted in writing*** with that real estate brokerage firm.

## Acknowledgment of Unrepresented Person(s)\*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

## Acknowledgement of Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\*to be signed by the buyer/tenant when the agent represents the seller/landlord, or to be signed by the seller/landlord when the agent represents the buyer/tenant.