



THIS IS FOR INFORMATION PURPOSES  
THIS IS NOT A CONTRACT  
REAL ESTATE BROKERAGE SERVICES DISCLOSURE

\*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of the disclosure is to give you a summary of the services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A **SUBAGENT** is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A **LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where duties owed to the client's conflict with one another.

A **TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

\*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge or disclosure is authorized in writing;
4. Present all offers promptly to all sellers;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are;

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| 1. Provide information about properties; | 3. Assist in making a written offer; |
| 2. Show properties;                      | 4. Provide information on financing. |

You should choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have. The Alabama Real Estate commission requires a real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

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Name of Licensee: \_\_\_\_\_ Consumer Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

(Acknowledgement for receipt purposes only)

Note: by law, Additional Written, signed agreements will be required by the consumer for Single Agency and/or Limited Consensual Dual Agency.