



CONSUMER NOTICE

THIS IS NOT A CONTRACT

CN

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- Licensees may enter into the following agency relationships with consumers:

Seller Agent

As a seller agent the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent

As a dual agent, the licensee works for *both* the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- In addition, a licensee may serve as a Transaction Licensee.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

Designated Agency:

In designated agency, the employing broker may, with your consent, designate one or more licensees from the real estate company to represent you. Other licensees in the company may represent another party and shall not be provided with any confidential information. The designated agent(s) shall have the duties as listed above under seller agency and buyer agency.

In designated agency, the employing broker will be a dual agent and have the additional duties of:

- Taking reasonable care to protect any confidential information disclosed to the licensee.
- Taking responsibility to direct and supervise the business activities of the licensees who represent the seller and buyer while taking no action that is adverse or detrimental to either party's interest in the transaction.

The designation may take place at the time that the parties enter into a written agreement, but may occur at a later time. Regardless of when the designation takes place, the employing broker is responsible for ensuring that confidential information is not disclosed.

Transaction Licensee:

A transaction licensee is a broker or salesperson who provides communication or document preparation services or performs other acts for which a license is required **WITHOUT being the agent or advocate** for either the seller/landlord or the buyer/tenant. Upon signing a written agreement or disclosure statement, a transaction licensee has the additional duty of limited confidentiality in that the following information may not be disclosed:

- The seller/landlord will accept a price less than the asking/listing price.
- The buyer/tenant will pay a price greater than the price submitted in a written offer.
- The seller/landlord or buyer/tenant will agree to financing terms other than those offered.

Other information deemed confidential by the consumer shall not be provided to the transaction licensee.

OTHER INFORMATION ABOUT REAL ESTATE TRANSACTIONS

The following are negotiable and shall be addressed in an agreement/disclosure statement with the licensee:

- The duration of the employment, listing agreement or contract.
- The fees or commissions.
- The scope of the activities or practices.
- The broker's cooperation with other brokers, including the sharing of fees.

Any sales agreement must contain the zoning classification of a property except in cases where the property is zoned solely or primarily to permit single family dwellings.

A Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

Date: _____

_____ **Print (Consumer)**

_____ **Print (Consumer)**

_____ **Signed (Consumer)**

_____ **Signed (Consumer)**

_____ **Address (optional)**

_____ **Address (optional)**

_____ **Phone Number (optional)**

_____ **Phone Number (optional)**

I certify that I have provided this document to the above consumer.

Date: _____

_____ **Print (Licensee)**

_____ **Signed (Licensee)**

BROKER (Company) Kissinger Bigatel & Brower REALTORS
 LICENSEE(S) _____
 CONSUMER _____

Note: This form is designed to satisfy the requirements of §606.1(13) of the Real Estate Licensing and Registration Act. This form should be used whenever a Licensee first recommends that a consumer purchase a service in which the Licensee or an affiliated licensee has a financial interest or when the Licensee first learns that a consumer will be purchasing a service in which the Licensee or an affiliated Licensee has a financial interest.

A settlement-related service may include financial, title transfer and preparation, insurance, construction, repair, inspection, or any similar service. Purchasing a service from any of the following providers will result in payment to, or financial gain by, the Licensee or by another member of the brokerage. You are not required to purchase any recommended service.

Service Provider: Mount Nittany Mortgage Company

Service Provider: HSA Home Warranty

Service Provider: Associated Realty Property Management

Service Provider: Kissinger Bigatel & Brower Auction Services, LLC

Service Provider: _____

Service Provider: _____

THIS DISCLOSURE OF FINANCIAL INTEREST MUST BE MADE AT THE TIME ANY SERVICE PROVIDER IS RECOMMENDED.

CONSUMER _____ DATE _____

BROKER (Company Name) Kissinger Bigatel & Brower REALTORS

ACCEPTED BY _____ DATE _____

Kissinger Bigatel & Brower REALTORS®
 is proud to offer the services listed above
 for your convenience of "one-stop shopping"
 at the best possible price in the market.

Our mission is to provide you
 with the best customer service
 in order for you to have
 an excellent buying or selling experience.