

Date: [Date]

Property Address: [Property Address]

Seller(s): [Seller Name(s)]

Buyer(s): [Buyer Name(s)]

Subject: Informed Consent to Dual Representation and Conflict Waiver

This Disclosure and Consent Letter is provided by [Brokerage Name] (the "Brokerage") to both the Buyer and the Seller regarding the real estate transaction for the property listed above.

1. Dual Representation: The parties acknowledge that [Agent Name] and the Brokerage represent both the Buyer and the Seller in this transaction. This creates a dual agency/representation relationship.

2. Potential Conflict of Interest: As a dual agent, the Brokerage represents two parties whose interests are inherently adverse. The Seller typically seeks the highest price and best terms, while the Buyer typically seeks the lowest price and best terms. The Brokerage cannot advocate for one party to the detriment of the other.

3. Duties of the Brokerage: In a dual representation capacity, the Brokerage will:

- Treat both parties honestly and impartially.
- Provide all parties with factual information regarding the property.
- Assist in the preparation of documents and closing.

4. Confidentiality: The Brokerage will not disclose the following without express written permission:

- That the Seller will accept a price less than the listing price.
- That the Buyer will pay a price greater than the offered price.
- The personal motivations of either party.
- Any confidential information about a party unless required by law.

5. Waiver: By signing below, both Buyer and Seller acknowledge that they have been informed of the nature of the dual representation and the potential conflicts of interest. The parties hereby waive any claims against the Brokerage arising solely from the conflict of interest inherent in dual representation.

6. Right to Independent Counsel: Both parties acknowledge they have the right to be represented by separate legal counsel or different real estate brokerages but have voluntarily chosen to proceed with dual representation.

Consent: The undersigned have read and understand this disclosure and voluntarily consent to the dual representation by [Brokerage Name].

Seller Signature / Date

Seller Signature / Date

Buyer Signature / Date

Buyer Signature / Date

Broker/Agent Signature / Date