

Date: [Date]

To: [Name of Spouse A]

To: [Name of Spouse B]

Address: [Property Address or Mailing Address]

RE: Waiver of Conflict of Interest regarding Joint Representation for [Property Address]

Dear [Spouse A] and [Spouse B],

You have requested that [Law Firm/Attorney Name] represent both of you as buyers/sellers in connection with the real estate transaction for the property located at [Property Address].

The purpose of this letter is to explain the implications of joint representation and to obtain your informed consent regarding potential conflicts of interest.

1. Joint Representation

In representing both of you, we will act in the common interest of both parties. We will not be able to advocate for one of you against the other or keep secrets between you regarding this transaction. Any information shared by one spouse with the firm relating to this matter may be disclosed to the other spouse.

2. Potential Conflicts

While you currently share a common goal, conflicts may arise regarding the distribution of proceeds, title vesting, or specific contractual obligations. If a serious dispute arises between you that cannot be resolved, we would be forced to withdraw from representing both of you, and you would each need to hire independent legal counsel.

3. Attorney-Client Privilege

Confidential communications between you and our firm are protected from disclosure to third parties. However, as between the two of you, no such privilege exists concerning this transaction.

4. Waiver

By signing below, you acknowledge that you have been advised of the risks of joint representation, have had the opportunity to consult with independent counsel regarding this waiver, and voluntarily request that [Law Firm/Attorney Name] represent both of you jointly.

Sincerely,

[Attorney Name]

[Law Firm Name]

CONSENT AND WAIVER

I have read this letter and understand the potential conflicts of interest. I hereby waive any such conflicts and consent to joint representation.

[Spouse A Signature]

[Spouse B Signature]

Date: _____