



NEWFOUNDLAND AND LABRADOR ASSOCIATION OF REALTORS® INC.

DUAL AGENCY ACKNOWLEDGEMENT FORM

(For Use By Members of the Newfoundland and Labrador Association of REALTORS® Inc. Only)

TO _____ (Broker)

FROM _____ (Buyer)

- 1. The Buyer acknowledges having been informed that:
(a) The Broker also represents the Seller of property which the buyer has reviewed and wishes to purchase;
(b) The Broker may only act as the Agent for both the Buyer and the Seller with the acknowledgement and informed consent of both of them;
(c) Such Dual Agency will result in the Broker representing both the Buyer and the Seller who have conflicting interests, and the Broker will therefore not be able to discharge all of the usual duties to the Buyer, including duties of confidentiality and full disclosure.
2. The Buyer has carefully considered the implications of the Broker acting for both the Buyer and the Seller and the Buyer hereby consents to the Broker acting as a Dual Agent, and acknowledges and agrees that as a Dual Agent, the Broker:
(a) Will endeavour to be impartial between the Buyer and the Seller;
(b) Will owe both the Buyer and the Seller the duties of good faith, integrity, honesty, competence, partial disclosure and accountability;
(c) Cannot represent the interests of one party to the exclusion or detriment of the interests of the other party;
(d) Will have no duty of confidentiality to the Buyer or the Seller, except as to price, and therefore will disclose to both the Buyer and Seller all facts known to the Broker which may affect the marketability or value of the property, however the Broker will not, without the prior written permission of the applicable person, disclose to the other party the price that the Buyer will pay or that the Seller will accept; and
(e) May not be able to disclose to the Buyer all information respecting the Seller or other prospective Purchasers who may wish to acquire the Seller's property, that may be known to the Broker or its sales representatives.

I/We acknowledge having read and understood this Agreement and receipt of a copy hereof.

Dated this _____ day of _____ A.D. 20 _____

Witness _____ Buyer _____

Witness _____ Buyer _____

Witness _____ Broker _____

Per: _____ Signature of Representative