

## NOTICE OF DUAL AGENCY

To be given when the clients have previously given their informed consent to Dual Agency

The Broker previously explained the firm's policy regarding Dual Agency, the potential for a Dual Agency relationship to occur and was granted your informed written consent to function as in Dual Agency in connection with this real estate transaction.

Broker now gives notice that Dual Agency has occurred and that the Broker and the affiliated licensees of the Broker represent both the Buyer and the Seller in this transaction and shall function as a Dual Agent(s).

The Dual Agent(s) involved in this transaction are authorized to assist the Buyer and the Seller in the transaction, but shall be neutral as to any conflicting interests of the Buyer and the Seller. Because the Dual Agent(s) have an agency relationship with both Buyer and Seller, they are consequently not able to fully satisfy their duties of loyalty, full disclosure, reasonable care and obedience to lawful instructions, but shall still owe and fulfill their duty of confidentiality and the duty to account for funds.

Although the Dual Agent is a neutral, Massachusetts law requires the Agent to disclose any physical defects in the property in the event the Agent(s) has actual knowledge of such defects.

Property: \_\_\_\_\_

Seller: \_\_\_\_\_  
Name

Buyer: \_\_\_\_\_  
Name

Broker or Authorized representative

\_\_\_\_\_  
Signature \_\_\_\_\_  
Date

\_\_\_\_\_  
Name \_\_\_\_\_  
Firm

### ACKNOWLEDGEMENT

Buyer       Seller *[check one]*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



