



RESIDENTIAL BROKERAGE

Independently Owned and Operated by NRT, LLC



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD 25-9-08) (Mandatory 1-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant " (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relations because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of a copy of this document on _____ .

Buyer(s)

DATE _____

On _____ , Broker provided _____ with a copy of this document via _____ and retained a copy for the Broker's records.

PREPARED BY: Doug Hutchins, CRS, GRI, MBA

DD 25-9-08, DEFINITIONS OF WORKING RELATIONSHIPS. Coldwell Banker Residential Brokerage

RealFA\$T® Software, ©2009, Version 6.17 Beta. Software Registered to: Chris Mygatt, Coldwell Banker Residential Brokerage Doug Hutchins

02/26/09 12:42:20

Coldwell Banker Residential Brokerage
Doug Hutchins
9088 Ridgeline Blvd.
Suite 200
Highlands Ranch, CO 80129
Phone: 303-886-3437, Fax: 303-496-0777

By: _____

Signature Doug Hutchins

Date

PREPARED BY: Doug Hutchins, CRS, GRI, MBA

DD 25-9-08, DEFINITIONS OF WORKING RELATIONSHIPS. Coldwell Banker Residential Brokerage
RealFA\$T® Software, ©2009, Version 6.17 Beta. Software Registered to: Chris Mygatt, Coldwell Banker Residential Brokerage Doug Hutchins

Buyer(s) _____

02/26/09 12:42:20