

**THIS IS NOT  
A CONTRACT**

## REAL ESTATE DISCLOSURE NOTICE FOR USE WITH PROSPECTIVE PARTIES AND UNREPRESENTED PERSONS

**Do not share confidential information until you enter into a written representation agreement.**

CT law requires you to be given this notice to enable you to make informed choices about real estate transactions.

**IMPORTANT NOTE:** The real estate broker or salesperson ("Licensee") who represents another party in a transaction has undivided fiduciary duties to that **OTHER** party and will negotiate the best terms and conditions for them, **NOT FOR YOU**. You have the responsibility to protect your own interests.

As a prospective party or unrepresented party, you can expect a real estate Licensee to:

- Tell you all the material physical defects of the property that the Licensee knows;
- Treat you and the other party honestly and not knowingly give false information; and
- Comply with all state and federal laws related to real estate brokerage activity and fair housing.

As a prospective party, you can further expect a real estate Licensee to not reveal confidential information.

### TYPES OF AGENCY RELATIONSHIPS

You can become a client by entering into a written agency agreement requiring the Licensee to act as an agent on your behalf and promote your best interests. You may also choose to be "**unrepresented**" in a transaction without having client-level representation with any Licensee.

**A seller/landlord becomes a client** of a real estate brokerage firm by signing a listing agreement. **A buyer/tenant becomes a client** of a real estate brokerage firm by signing a buyer/tenant representation agreement.

There are three types of agent-client relationships permitted in Connecticut:

- **SINGLE AGENCY:** The brokerage firm and all the Licensees with the firm represent one party as a client and do not represent any other party in the transaction.
- **DUAL AGENCY:** The brokerage firm and all the Licensees (unless designated agency is chosen) act in a fiduciary capacity for both buyer and seller (or tenant and landlord). In dual agency, the brokerage firm does not represent either the buyer or seller (or tenant or landlord) exclusively, and the parties cannot expect the brokerage firm's undivided loyalty.
- **DESIGNATED AGENCY:** The brokerage firm is a dual agent and appoints one agent in the firm to solely represent the buyer (or tenant) and one agent to represent the seller (or landlord). Each designated agent has complete fiduciary obligations and a duty of loyalty to the party they were designated to represent.

### REMEMBER:

**Unless you enter into a WRITTEN agreement for agency representation, you are a prospective party or unrepresented party – NOT a client.**

### FAIR HOUSING NOTICE

It is unlawful for ANY property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate AT ANY TIME based on certain protected characteristics, including race, color, national origin, sex (gender), religion, children or family status, disability (mental, learning, or physical), ancestry, marital status, age (except minors), sexual orientation, gender identity or expression, legal source of income, veteran status, domestic violence victim, and clean slate (erased criminal record). To report a potential violation, contact the CT Commission on Human Rights and Opportunities at [www.ct.gov/CHRO](http://www.ct.gov/CHRO).

### COMPENSATION NOTICE

**THE AMOUNT OR RATE OF REAL ESTATE BROKER COMPENSATION IS NOT FIXED BY LAW. IT IS SET BY EACH BROKER AND MAY BE NEGOTIABLE BETWEEN YOU AND THE BROKER.**

You have been given this information about brokerage relationships so you may make an informed decision as to the relationship you wish to establish with the Licensee. If you need additional advice on legal, tax, insurance, or other matters, it is your responsibility to consult a professional.

### ***To be Completed by Licensee:***

Presented on (date): \_\_\_\_\_

To: \_\_\_\_\_  
*Name of Buyer(s), Seller(s), Landlord(s), Tenant(s)*

By: \_\_\_\_\_  
*Licensee's Name*

on behalf of \_\_\_\_\_  
*Brokerage Firm/Company*

