

REAL ESTATE AGENCY RELATIONSHIP. GEORGIA LAW REQUIRES THAT REAL ESTATE LICENSEES PROVIDE THIS NOTICE TO POTENTIAL SELLERS AND BUYERS OF REAL ESTATE. O.C.G.A. Section 10-6A-1 et seq.

The most common agency relationships are that of Buyer's Agent, Seller's Agent and Dual Agent.

The Buyer's Agent represents the Buyer in the real estate transaction. The Buyer is the Client in this relationship, and the Buyer's Agent has the following responsibilities to the client: loyalty, disclosure, confidentiality, obedience, reasonable care and diligence, and accounting for all funds. If you are not represented as a Client, you are a Customer.

Georgia law requires a written agreement between the real estate broker/agent and a Buyer Client. A Buyers Agency agreement establishes that your agent represents you in the search and purchase of a home, and you agree to work only with that agent. This agreement can be for one day, a week, a month, or any period of time. If you enjoy visiting Open Houses or new home communities on the weekend, be sure to inform the host agent that you have a Buyer's Agent.

The Seller's Agent represents the Seller in the transaction, and the Seller is the Client. The Seller's Agent has the same fiduciary responsibilities to the Seller as the Buyer's Agent has to the Buyer. The client relationship is established through a Listing Agreement, in which the term and all conditions of the listing are determined.

A Dual Agent is an agent who represents both the Buyer and Seller in a single transaction and has a fiduciary responsibility to both parties. This will happen if the Listing Agent sells his/her own listing to a Buyer Client.

Occasionally, an agent may work as a Transaction Agent, handling the paperwork but not representing the Buyer or the Seller.

Whether representing the Buyer or Seller, the real estate agent must treat all parties in the transaction professionally, honestly, and must disclose known facts that may affect the value or condition of the house.

EACH UNDERSIGNED ACKNOWLEDGES AND AGREES THAT James M Johnson, Broker, ASL Realty and/or Auction Services Ltd., REPRESENTS THE SELLER AS A SELLER'S AGENT IN THIS TRANSACTION AND DOES NOT REPRESENT BUYER OR THE TRANSACTION AND IS NOT ACTING AS A DUAL AGENT.

Seller's Signature: _____

Buyer's Signature: _____