



VERMONT REQUIRED CONSUMER INFORMATION DISCLOSURE (This is Not a Contract)



The Consumers choice in Buying and Selling Real Estate in the State of Vermont:

Vermont Law provides for different levels of brokerage service to Buyers and Sellers. You have the opportunity to decide whether you want to be represented in a transaction as a Client or remain as a Customer.

Right Now You Are A Customer

Vermont law requires all Real Estate Brokerage companies and their affiliated agents to perform certain basic duties when dealing with a Buyer or Seller. You can expect the real estate agent you deal with to provide the following levels of service whether you are a Customer or a Client:

- ▶ To disclose all material facts pertaining to the property that are known by the agent;
- ▶ To treat both the Buyer and Seller honestly and fairly, and not knowingly give false information;
- ▶ To account for all money and property received from or on behalf of the buyer or seller; and
- ▶ To comply with all state and federal laws related to Real Estate Brokerage activity.

A Real Estate Brokerage cannot represent a Buyer as a Client on properties that the brokerage has listed for sale. A Buyer may, however, work with the Real Estate Brokerage as a Customer.

If the Real Estate Brokerage is representing the Seller, the Customer should not disclose information that they would not want conveyed to the Seller.

Remember -
Unless you enter into a written agreement for agency representation, you are a **CUSTOMER**—not a **CLIENT**.

To check on the license status of the brokerage firm or affiliated agent, go to www.sec.state.vt.us/seek/lrspseek.htm
Inactive licensees may not practice real estate brokerage.

You May Become A Client

If you want an agent to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. As a Client, you can expect the agent to provide the following services, in addition to the basic services required of all agents previously listed:

- ▶ To perform the terms of the written agreement with skill and care;
- ▶ To promote your best interests:
 - For **Seller** Clients this means the agent will put the Seller's interests first and negotiate for the best price and terms for the Seller.
 - For **Buyer** Clients this means the agent will put the Buyer's interests first and negotiate for the best price and terms for the Buyer.
- ▶ To maintain the confidentiality of specific client information, including bargaining information.

A Brokerage Firm shall not act as an agent for both a Seller Client and Buyer Client in the same transaction, except as a limited agent with the informed, written consent of all parties.

There is no requirement that you must be represented by a Real Estate Agent in the sale or purchase of property.

This is Not a Contract

This consumer disclosure **must be signed** prior to the licensee showing or listing a property.

I/We confirm receipt of a copy of this disclosure as required by the Vermont Real Estate Commission and understand the options available to me/us as a Consumer:

Name Date

Name Date

Address

Provided by: _____
Real Estate Agent Date

Name of Brokerage Firm