

REALTOR® DISCLOSURE STATEMENT TO A REPRESENTED PERSON

(For a REALTOR® to disclose the REALTOR®'s direct or indirect financial interest in a transaction with a represented person and/or any conflict of interest with a brokerage client)

Regarding Property: _____
(address)

1. REALTOR®'S FINANCIAL INTEREST

1.1 The following disclosure is made in accordance with REALTOR® Code, Section 11 and the *Real Estate Act* Rules, Section 62(1):

- (a) I, _____, am authorized under the *Real Estate Act* to trade in real estate, and am registered with _____.
(REALTOR® name) (brokerage)
- (b) I am involved in a transaction for the Property, with a direct or indirect financial interest in the following manner: _____
- (c) My brokerage _____ represent you as a brokerage client.
(does/does not)
If you are not a client of my brokerage, this disclosure is made based on my understanding that you are represented by another brokerage. If you are a client of my brokerage, see Section 2.
- (d) Upon a successful transfer of the Property, it may be rented or sold and a profit may be made.

2. CONFLICT OF INTEREST

2.1 The following disclosure is made in accordance with the *Real Estate Act* Rules, Section 62(2) and 62(3):

- (a) The brokerage has a conflict of interest because it represents you and also represents another party, _____ as _____ through brokerage representative _____.
(name) (buyer or seller) (associate name)
- (b) That party has a relationship with the brokerage in the following way: _____
- (c) Due to the nature of the relationship to the brokerage, that party has the following confidential information about you: _____
- (d) Upon a successful transfer of the Property, it may be rented or sold and a profit may be made.

3. YOUR DUE DILIGENCE

3.1 You have the opportunity to seek legal or independent advice.

This disclosure is made by: _____
(REALTOR® signature)

Acknowledgement

I acknowledge this disclosure was made prior to the presentation of a purchase contract.

Signed and dated at _____, Alberta at _____, m. on _____, 20_____.

Buyer/Seller Signature

Print name

Buyer/Seller Signature

Print name