

REALTOR® DISCLOSURE STATEMENT TO AN UNREPRESENTED PERSON

(For a REALTOR® to disclose the REALTOR®'s direct or indirect financial interest in a transaction when the other party is a customer and not represented by a brokerage)

Regarding Property: _____
 (address)

1. REALTOR® DISCLOSURE

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) If I am currently involved in a further trade of the real estate, I disclose the complete details of any negotiations for a further trade of the real estate or my interest in it: _____

- (d) I am aware of the following information that could materially affect the value of the real estate: _____

- (e) Upon a successful transfer of the Property, it may be rented or sold and a profit may be made.

2. YOUR DUE DILIGENCE

2.1 You are not represented by a brokerage. 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 _____