
Business Name

Dual Agency

When the undersigned Broker lists a business for sale, it becomes the agent representing the Seller. The Broker often works with the Buyer too, and by the nature of that relationship, it becomes the agent of the Buyer also. Even though the buyer and Seller are often represented by different agents of the same Broker in its office, there is a dual agency so that the Broker is an agent for and represents both parties.

Full Disclosure

Any agent must make full disclosure of all relevant information known to the agent to the party that the agent represents. Buyers and Sellers also must always, under California Law, disclose all material facts which would influence the other parties' decision.

Price

If you as a Buyer or Seller would pay a higher price than originally offered, or accept a lower price than has been named, Broker requests that Buyer and Seller do not so inform the Broker. The Broker expects from both sides the understanding that should Broker become aware of this information from either party, it will not pass that information on, even though it otherwise might have a duty to do so. The same will apply to any previous negotiations, contacts or offers between you and other parties. The undersigned Broker feels that this is the only way negotiations can be conducted when the Broker represents both the Buyer and the Seller.

We ask that you as a Buyer or Seller sign this form to show that we have told you about dual agency and what it means, to show that you are in agreement with our way of handling this representation, and to indicate that you have no objection to our acting as a dual agent in any transaction to which you are a party. Please do not sign if you do not agree.

I/WE Agree (Seller)

I/WE Agree (Buyer)

Date

Date

Date

Date

Agent for Seller Date

Agent for Buyer Date