The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-8-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

## BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

## RELATIONSHIP BETWEEN BROKER AND BUYER Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: or real estate which substantially meets the following requirements: Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer. CHECK ONE BOX ONLY: Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than

one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references

CHECK ONE BOX ONLY:		
	sks: 🗆 Show a property 🗀 Pr	transaction-broker and Buyer is a customer. Broker intends to epare and convey written offers, counteroffers and agreements insaction-broker of Buyer.
	uyer is a customer. When Brok	<b>erage for Other Properties.</b> When Broker is the seller's agent ter is not the seller's agent or seller's transaction-broker, Broker ker is <u>not</u> the agent of Buyer.
☐ Transaction Brokerage agent of Buyer.	Only. Broker is a transaction	-broker assisting the Buyer in the transaction. Broker is <u>not</u> the
	, provided such supervising b	ial information to the supervising broker or designee for the roker or designee does not further disclose such information ment of Buyer.
		Buyer acknowledges that costs, quality, and extent of service rneys, lenders, inspectors and title companies).
THIS BROKERAGE DISCL BROKER'S WORKING REI		Γ A CONTRACT. IT IS BROKER'S DISCLOSURE OF
If this is a residential transaction	n, the following provision app	lies:
MEGAN'S LAW. If the present must contact local law enforcer		r is a matter of concern to Buyer, Buyer understands that Buyer ing such information.
BUYER ACKNOWLEDGMI	ENT:	
Buyer acknowledges receipt of	this document on	
Buyer		Buyer
BROKER ACKNOWLEDGM	ENT:	
On	, Broker provided	(Buyer) with
this document via		and retained a copy for Broker's records.
Brokerage Firm:		
Broker		
Diorei		

## **BUYER'S BROKER'S COMPENSATION AGREEMENT**

Compensation charged by brokerage firms is not set by law and is fully negotiable.				
In consideration of the services to be performe brokerage firm (Brokerage Firm) will be paid a (Success Fee) with no discount or allowance for in writing, Brokerage Firm is not entitled to red brokerage firm or seller.	a fee equal to or any efforts	% of the purchase price or \$ made by Buyer or any other person. Unle	ess approved by Buyer,	
The Success Fee is earned by Brokerage Firm contract to purchase property acceptable to Buclose as a result of the seller's default, with no fails to close as a result of Buyer's default, in wupon Buyer's default, but not later than the dat	yer and is pay fault on the phole or in part	yable upon closing of the transaction. If a part of Buyer, the Success Fee will be wait, the Success Fee will not be waived; such	any transaction fails to ived. If any transaction in fee is due and payable	
Broker is authorized and instructed to request prokerage firm; (2) seller. Buyer is obligated to brokerage firm or seller, but only if Broker discentering into a contract with the seller.	o pay any port	ion of the Success Fee which is not paid	by the seller's	
Buyer:		Buyer's Brokerage Firm:		
Buyer's Signature D	rate	Broker's Signature	Date	
Street Address		Brokerage Firm Street Address		
City, State, Zip		Brokerage Firm City, State, Zip		
Phone No.		Broker Phone No.		
Fax No.		Broker Fax No.		
Email Address		Broker Email Address		
Buyer's Signature	Date			
Street Address				
City, State, Zip				
Phone No.				

Fax No.

Email Address