

Real Broker, LLC

Agency Disclosure Office Policy

Thank you for considering working with Real Broker, LLC (the “Company”). We have given you a copy of the RECAD Brokerage Services Disclosure Form, which reviews all the brokerage services that are legal in Alabama. We are providing you with this Agency Disclosure Office Policy to inform you of the brokerage services that the Company offers. Please let us know if you have any questions.

Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUBAGENT is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller in the same real estate transaction. This type of arrangement may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to both of the clients, except where the duties owed to the clients conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately. Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are: 1. Provide information about properties; 2. Show properties; 3. Assist in making a written offer; 4. Provide information on financing.

You should choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law, the licensee working with you is a transaction broker.

NOTICE: The Company's compensation is not set by local, state, or federal law or by the rules of any REALTOR® Association and it is negotiable. Please be advised that you may speak with multiple companies about their services and compensation before signing a contract with a company.

- **For sellers:** The Company charges a fee to list and market your property. We will determine a specific amount/rate of compensation in a Listing Agreement, which is a contract between you and the Company. If you choose to work with us, your payment will be due upon successful closing or as otherwise set forth in a Listing Agreement. Please read your Listing Agreement carefully and ask us about any terms you don't understand or would like to negotiate before signing the document. You may be asked by a prospective buyer to help pay their real estate agent's compensation. This decision is up to you and the Company will never require you to pay the buyer's agent in order to list your property with us.
- **For buyers:** The Company charges a fee to help you locate and purchase a property. We will determine a specific amount/rate of compensation in a Buyer Agreement, which is a contract between you and the Company. We will work with you to try to get the seller to pay as much of our compensation as possible. However, any remainder that the seller does not pay will be due from you in at closing or as otherwise set forth in the Buyer Agreement. Please read your Buyer Agreement carefully and ask us about any terms you don't understand or would like to negotiate before signing the document.

The licensee's broker is required by law to have on file an office policy describing the Company's brokerage services. You should feel free to ask any questions you have. The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you with a copy of this form. Your signature is not required by law or rule but would be appreciated.

Name of licensee _____

Signature _____

Date _____

Consumer name _____

Signature _____

Date _____