

DUAL AGENCY ADDENDUM TO BUYER AGENCY CONTRACT

In reference to the Buyer Agency Contract on the real property located at _____
between _____ hereinafter called "Buyer" and
_____ the Real Estate Sales Agency,
Principal Broker and its Sales Associates, hereinafter called "Agent", dated _____
_____, the undersigned parties hereby agree as follows:

Agent is hereby authorized by Buyer to represent both Buyer and Agent's Seller Client in a sales transaction involving Agent's Seller Client's real property as a Dual Agent.

Buyer understands that this dual agency creates conflicts of interest, and that Agent can not represent the interests of one party to the exclusion or detriment of the interests of the other party.

Buyer understands, and Agent acknowledges, that Agent will act as an intermediary and will endeavor to be impartial between Buyer and Agent's Seller Client. Except as expressly provided below, Agent in his capacity as a dual agent, shall disclose to both Buyer and Agent's Seller Client all known latent defects in the property, any matter that must be disclosed by law, and information which Agent believes may be material or might affect Buyer's or Agent's Seller Clients decisions with respect to a sales transaction involving Agent's Seller Client's property.

Buyer acknowledges that Agent has not disclosed and that Agent agrees not to disclose to Agent's Seller Client information about what price or terms Seller will accept other than the listed price or terms, without the expressed written permission of the Buyer.

Buyer acknowledges that Agent has not disclosed and that Agent agrees not to disclose to the Buyer information about what price or terms the Agent's Seller Client will offer other than those offered in writing by the Buyer Client without the express written permission of the Agent's Seller Client.

Buyer acknowledges that Agent has not disclosed and that Agent agrees not to disclose any information of a confidential nature which could harm one party's bargaining position or benefit the other's.

Buyer understands and agrees that Agent has the right to receive the compensation agreed upon in the Sales Agency Contract between Agent's Seller Client and Agent and that Agent shall not receive any compensation from the Buyer unless it is disclosed and consented to by Agent's Seller Client.

In view of Agent's dual agency relationship, Buyer understands that he has the responsibility of making his own decisions with respect to the terms included in all agreements. Buyer understands the implications of Agent's dual agency role as an intermediary, rather than that of advocate and exclusive representative, and has determined the benefits of entering into a transaction with Agent acting as dual agent outweigh said implications.

Buyer consents to Agent's dual agency role and hereby waive any claims now or hereafter arising out of such conflicts of interest, or breach of fiduciary duty.

Buyer understands that Agent can give advice to both parties, propose or guide both parties to a compromise resolution in the event of an impasse. If Agent can not resolve an impasse, Agent will refer both parties to independent legal counsel.

Buyer understands that Agent has a similar agreement with Agent's Seller Client and that Agent's Seller Client has acknowledged the above stated role of Agent in a dual agency relationship with Seller.

The undersigned parties acknowledge that they have thoroughly read, understand, and approved this document and acknowledge receipt of a copy hereof.

_____ Buyer's Printed Name	_____ Agent's Printed Name
_____ Buyer's Signature	_____ Sales Associate's Printed Name
_____ Buyer's Signature	_____ Sales Associate's Signature
_____ Date	_____ Date