

Seller's Agent Disclosure to the Buyer

Buyer's Name:

Buyer's Address:

Jerry Hanson, Broker, is representing the Seller named below with respect to the Seller's property located at:

Although the Seller Agent is primarily obligated to the Seller, the Seller Agent is obligated to you as specified below.

A Seller Agent is obligated to a Buyer as follows:

1. To disclose to a Buyer or the Buyer Agent any adverse material facts that concern the property and that are known to the Seller Agent, except that the Seller Agent is not required to inspect the property or verify any statements made by the Seller;
2. To disclose to the Buyer or the Buyer Agent when the Seller Agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property;
3. To deal in good faith with the Buyer and the Buyer Agent; and
4. To comply with all applicable federal and state laws, rules, and regulations.

"Adverse material fact" means a fact that should be recognized by a broker as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that materially affects the buyer's ability or intent to perform the buyer's obligations under a proposed or existing contract.

Seller's Name:

Designated Broker/Real Estate Company: Jerry Hanson, [Continental Crown Realty](#)

Broker's Signature _____ / /

Buyer's Signature _____ / /