LIBERTY
BUSINESS ADVISORS
Commercial Division of
CENTURY 21 REAL ESTATE ALLIANCE
REAL ESTATE ALLIANCE - DRE 02006681

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS

When you enter into a discussion with a real estate Agent regarding a real estate transaction; you should from the outset understand what type of agency relationship or representation you wish to have with the Agent in the transaction.
The law requires each Agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate Agent in your specific transaction. **Liberty Business Advisors of San Francisco Inc. including all its Brokers and Agents have been hired by Seller to market and sell, Seller's business or real property for the highest value in the market.** Seller agrees to pay our commission when we bring ready, willing Buyer to buy the business or real estate property of the Seller, per mutually agreed on terms and conditions between Buyer and Seller. Therefore we are an Agent of the Seller and by law we have fiduciary duty to Seller only. **However, as a professional real estate licensee, we do our utmost to be honest and deal fairly with all the parties in the transaction to keep the spirit of good faith and fair dealing, in each and all of our dealings.**

NOTE: Liberty Business Advisors of San Francisco Inc. IS THE SELLER'S AGENT

A Seller's Agent under a listing agreement with the Seller acts as the Agent for the Seller only. A Seller's Agent or a Sub-Agent of that Agent has the following **affirmative obligations**:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the Agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the Agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.
An Agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

NOTE: Liberty Business Advisors of San Francisco, Inc. IS NOT THE BUYER'S AGENT

A real estate Agent, either acting directly or through one or more associate licensees, can legally be the Agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.
It is the policy of Liberty Business Advisors of San Francisco Inc. to represent only one side of the transaction and be the Agent of Seller only to reduce its liability. However Buyer at his own expense can be represented by his own Agent, advisors, attorney or accountant and pay for their service from his own pocket. Liberty Business Advisors of San Francisco, Inc. agents are not authorized to enter into any negotiation to share or reduce their fee without consent of the Broker in writing. Liberty Business Advisors of San Francisco Inc., Agent/s may reduce the Buyer/s verbal offer in writing in order to be able to communicate with Seller accurately and precisely. Buyer agrees and understands reducing Buyer/s offer in writing does not create an agency relationship between Buyer and the Liberty Business Advisors of San Francisco Inc. Agent or Broker. **Note to Buyer:** Buyer understands and agrees that all information given to Buyer is confidential and it does not constitute authorization for the Buyer to disclose the information to third party without consent of the Seller in writing. In addition, by signing this form, Buyer promises not to talk to any employee or the owner/s of the business directly without presence of the Agent, and if Buyers breach confidentiality causes Agent to lose his listing, Buyer will be responsible for all damages including the Agent commission and reasonable attorney's fees.

Buyer: _____ _____ Date: _____
Print Signature

Seller: _____ _____ Date: _____
Print Signature

Agent: _____ _____ Date: _____
Print Signature