

REAL ESTATE AGENCY DISCLOSURE

Version 20260101



Preamble

1 **Purpose of this Disclosure:** Arizona law requires real estate agents ("Agent") to disclose the type of agency
2 relationship they have with their clients. This disclosure ensures that you, as a Buyer/Tenant or Seller/Landlord,
3 understand the duties and responsibilities owed to you by the Agent assisting you in your transaction. The duties
4 of an Agent in a real estate transaction do not relieve a Buyer/Tenant or Seller/Landlord from the responsibility to
5 protect their own interests. You should carefully read all agreements to ensure that they adequately express your
6 understanding of the transaction. An Agent is a person qualified to advise about real estate. If legal or tax advice is
7 desired, consult a competent professional.

Types of Agency Relationships in Arizona

8 **Listing Agent:** Represents the Seller/Landlord and owes fiduciary duties, including loyalty, obedience, disclosure,
9 confidentiality, reasonable care, and accounting, to the Seller/Landlord.
10 **Buyer/Tenant's Agent:** Represents the Buyer/Tenant and owes fiduciary duties, including loyalty, obedience,
11 disclosure, confidentiality, reasonable care, and accounting, to the Buyer/Tenant.
12 **Limited Representation Agent:** Advertises the real property in a local multiple listing service ("MLS") for a
13 Seller/Landlord but does not act as an advocate or negotiate on behalf of the Seller/Landlord. The employment
14 agreement shall further clarify what, if any, duties are owed.
15 **Dual Agent:** Represents both the Buyer/Tenant and the Seller/Landlord in the same transaction. Arizona law
16 permits dual agency with the written consent of both parties. A dual agent must remain neutral and cannot
17 advocate for one party over the other, including disclosure of terms either party may agree to.

Agent's Role in Your Transaction

18 Your Agent's role in this transaction is as a: (Check applicable)
19 Seller/Landlord's Agent Buyer/Tenant's Agent Limited Representation Agent
 No Limitation / Dual Agent Potential (Agent may show property to Buyer when Seller is represented by the same
brokerage. Requires further written consent from both parties before contract formation.)

Duties Owed by All Real Estate Agents

20 Regardless of the type of agency, all Agents in Arizona owe the following duties to their clients:
21

- Honesty and fair dealing
- Accounting for all funds
- Disclosure of known material facts about the property
- Reasonable skill and care in the performance of duties

Client Initials _____

25 NOTICE: UNDER A.R.S. §32-2156, AGENTS AND SELLERS/LANDLORDS ARE NOT REQUIRED TO
26 DISCLOSE THAT A PROPERTY HAS BEEN THE SITE OF A NATURAL DEATH, SUICIDE, HOMICIDE, OR
27 ANY FELONY; THAT THE PROPERTY IS OR HAS BEEN OCCUPIED BY SOMEONE WITH HIV/AIDS OR ANY
28 OTHER DISEASE HIGHLY UNLIKELY TO BE TRANSMITTED THROUGH OCCUPYING A DWELLING; OR
29 LOCATED IN THE VICINITY OF A SEX OFFENDER. IF THIS INFORMATION IS IMPORTANT TO YOU, IT IS
30 YOUR RESPONSIBILITY TO CONDUCT YOUR OWN INVESTIGATION.

Signatures

31 By signing below, I acknowledge that I have read and understood this Agency Disclosure Form. I understand the
32 role of my Agent in this transaction and agree to the type of agency relationship selected above.

33 **CONSULT AN ATTORNEY BEFORE SIGNING: Real estate brokers and agents are not qualified to provide
34 financial, legal, or tax advice regarding this real estate transaction. READ THIS FORM CAREFULLY.**

35 _____
Client Signature _____ Date

Client Signature _____ Date

36 _____
Client Signature _____ Date

Client Signature _____ Date