

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.
- 8 The scope of services provided by an Agent is governed by a separate written employment agreement and
9 applicable Arizona law. This Disclosure Form is informational only and does not create an agency or employment
10 relationship.

Types of Agency Relationships in Arizona

- 11 **Listing Agent:** Represents the Seller/Landlord in a real estate transaction and owes fiduciary duties to the Seller/
12 Landlord including loyalty, obedience, disclosure, confidentiality, reasonable care, and accounting.
- 13 **Buyer/Tenant's Agent:** Represents the Buyer/Tenant in a real estate transaction and owes fiduciary duties to the
14 Buyer/Tenant, including loyalty, obedience, disclosure, confidentiality, reasonable care, and accounting.
- 15 **Limited Services Agent:** Provides a limited scope of real estate brokerage services such as advertising the real
16 property in a local multiple listing service ("MLS") for a Seller/Landlord, and does not provide full advocacy or
17 negotiation services on behalf of the Seller/Landlord.
- 18 **Dual Agent:** Represents both the Buyer/Tenant and the Seller/Landlord in the same transaction, including when
19 different agents affiliated with the same brokerage represent the respective parties. Arizona law permits dual
20 agency with the written consent of all parties. A dual agent must remain neutral and cannot advocate for one party
21 over the other.

Agent's Role in Your Transaction

- 22 Your Agent's role in this transaction is as a: (Check applicable)
- 23 ☐ Seller/Landlord's Agent ☐ Buyer/Tenant's Agent ☐ Limited Services Agent
- 24 ☐ Dual Agent (Agent may show property to Buyer when Seller is represented by the same brokerage. Requires
25 further written consent from both parties before contract formation.)

Duties Owed by All Real Estate Agents

- 26 When an agency relationship exists, Arizona law requires agents to:
- 27 • Act honestly and fairly
- 28 • Account for all funds

Client Initials _____

- 29 • Disclose known material facts about the property
- 30 • Exercise reasonable skill and care in the performance of duties

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

Brokerage Information

37 Broker Name: _____
 38 Brokerage License Number: _____
 39 Buyer Agent Name(s): _____
 40 Mailing Address: _____
 41 Email: _____ Phone: _____

Signatures

42 By signing below, I acknowledge that I have read and understood this Agency Disclosure Form. I understand
 43 the role of my Agent in this transaction and acknowledge the type of agency relationship selected above. This
 44 disclosure form is informational only and does not create an agency or employment relationship, which must be
 45 established by a separate written agreement.

46 **Real estate brokers and agents do not provide financial, legal, or tax advice. Consult an attorney, tax**
 47 **advisor, or other appropriate professional if you need financial, legal, or tax advice. READ THIS FORM**
 48 **CAREFULLY BEFORE SIGNING.**

Client Signatures

49 _____ Client Signature _____ Date _____	_____ Client Signature _____ Date _____
50 _____ Client Signature _____ Date _____	_____ Client Signature _____ Date _____