

**AGENCY EXHIBIT
(BUYERS AND SELLERS)
EXHIBIT " _____ "**



(TO BE USED WITH NON-GAR CONTRACTS)

2024 Printing

This Exhibit sets forth the relationship of the Broker(s) to Buyer and Seller for the purchase and sale of real property located at: 561 HARMONY RD, Eatonton, GA 31024, Eatonton, Georgia, 31024, with an Offer Date of _____.

Agency and Brokerage.

A. Agency Disclosure: In this Agreement, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and, where the context would indicate, the Broker's affiliated licensees. No Broker in this transaction shall owe any duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;

- 1. **No Agency Relationship:** Buyer and Seller acknowledge that, if they are not represented by a Broker, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party.
- 2. **Seller's Broker:** Broker working with the Seller is identified on the signature page as the "Seller's Broker"; and said Broker is, OR, is not representing Seller;
- 3. **Buyer's Broker:** Broker working with Buyer is identified on the signature page as "Buyer's Broker"; and said Broker is, OR, is not representing Buyer; and
- 4. **Dual Agency or Designated Agency:** If Buyer and Seller are both being represented by the same Broker, a relationship of either designated agency, OR, dual agency shall exist.

a. Dual Agency Disclosure: *[Applicable only if dual agency has been selected above.]* Buyer and Seller are aware that Broker is acting as a dual agent in this transaction and consent to the same. Buyer and Seller have been advised that:

- (1) In serving as a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;
- (2) As dual agent, Broker will disclose all known adverse, material facts relevant to the transaction to all parties in the transaction, except for information made confidential by request or instructions from either client, and which is not otherwise required to be disclosed by law;
- (3) Buyer and Seller do not have to consent to dual agency and, the consent of the Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements; and
- (4) Notwithstanding any provision to the contrary contained herein, Buyer and Seller each hereby direct Broker, while acting as a dual agent, to keep confidential and not reveal to the other party any information which could materially and adversely affect its negotiating position.
- (5) Upon signing this brokerage engagement with the dual agency disclosures contained herein, Client's consent to dual agency is conclusively deemed to have been given and informed in accordance with state law.

b. Designated Agency Assignment: *[Applicable only if the designated agency has been selected above.]* Broker has assigned _____ to work exclusively with Buyer as Buyer's designated agent and _____ to work exclusively with Seller as Seller's designated agent. Each designated agent shall exclusively represent the party to whom each has been assigned as a client and shall not represent in this transaction the client assigned to the other designated agent.

B. Disclosure of Commission, Rebate, or Direct Profit: Broker hereby discloses that Broker may receive a commission, rebate or direct profit for procuring a mortgage loan, insurance or other services on behalf of Buyer or Seller.

C. Material Relationship Disclosure: The Broker and/or affiliated licensees have no material relationship with either client except as follows: NONE

(A material relationship means one actually known of a personal, familial or business nature between the Broker and/or affiliated licensees and a client which would impair their ability to exercise fair judgment relative to another client.)

Buyer's Broker's Initials: _____
(or Broker's Affiliated Licensee's)

Buyer's Initials: _____

Seller's Broker's Initials: DL GA Licenses # 440868
(or Broker's Affiliated Licensee)

Seller's Initials: SP