

# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Betsy Pellitteri of Heavens 2 Betsy Realty  
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's Agent                         | <input type="checkbox"/> Buyer's Agent                         |
| <input type="checkbox"/> Broker's Agent                                    | <input type="checkbox"/> Broker's Agent                        |
| <input type="checkbox"/> Dual Agent  |  |
| <input type="checkbox"/> Dual Agent with Designated Sales Agent            |  |

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance Informed Consent Dual Agency  
 Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: Heavens 2 Betsy Realty is appointed to represent the buyer; and Heavens 2 Betsy Realty is appointed to represent the seller in this transaction.

(I) (We) Vasilios Startios acknowledge receipt of a copy of this disclosure form:

Signature of  Buyer(s) and/or  Seller(s):

Vasilios Startios

Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_