

**Coldwell Banker
The Colorado Rockies Real Estate Company
P.O. Box 1678
325 Fiedler Ave.
Dillon, CO 80435
Phone: (970) 468-9300, Fax: (970) 468-8406**

The printed portions of this form have been approved by the Colorado Real Estate Commission (SD 16-1-03)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING. Compensation charged by real estate brokers is not set by law. Such charges are established by each real estate broker.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY, OR TRANSACTION-BROKER.

BROKERAGE DISCLOSURE TO SELLER (FOR SALE BY OWNER)

DEFINITIONS OF WORKING RELATIONSHIPS

(For purposes of this disclosure, buyer also means "tenant" and seller also means "landlord".)

Seller's Agent: A seller's agent works solely on behalf of the seller and owes duties to the seller which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller. The agent must disclose to potential buyers or tenants all adverse material facts about the property actually known by the broker. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the client.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer and owes duties to the buyer which include the utmost good faith, loyalty and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer. The agent must disclose to potential sellers all adverse material facts concerning the buyer's financial ability to perform the terms of the transaction and whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the client.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction with communication, advice, negotiation, contracting and closing without being an agent or advocate for any of the parties. A transaction broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about adverse material facts concerning a property or a buyer's financial ability to perform the terms of a transaction and whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Client: A client is a party to a real estate transaction with whom the broker has a brokerage relationship because such party has engaged or employed the broker as either an agent or a transaction-broker.

OUR WORKING RELATIONSHIP

Since we do not have a written agreement making me your Seller's Agent, I am working with you as indicated below.

PREPARED BY AGENT: Nancy K. Gregory, Broker Associate

Brokerage Disclosure To Seller, SD 16-1-03. Colorado Real Estate Commission

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CHECK ONE BOX ONLY:

- Customer:** You are a Customer. I am the Buyer's Agent.
- Customer For My Buyers - Transaction-Brokerage For Other Properties:** When I am working with you as an agent for the buyer you are a Customer. When I am not the buyer's agent, I am working with you as a Transaction-Broker, and you are my Client.
- Transaction-Brokerage Only:** I am working with you as a Transaction-Broker.

THIS IS NOT A CONTRACT. I have been given a copy of this Disclosure form on (date)

_____ .

SELLER _____

SELLER _____

SELLER _____

On (date) _____ . I provided

(Seller) with a copy of this Disclosure form and have kept a copy for our records.

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By: _____

Signature Nancy K. Gregory

Date