



Brokerage Relationship Disclosure

TRANSACTION BROKER NOTICE

FLORIDA LAW PRESUMES THAT ALL LICENSEES ARE OPERATING AS TRANSACTION BROKERS unless a single agent or no brokerage relationship is established in writing. As a transaction broker, Odyssey Real Estate Services LLC and its associates owe to you a limited form of representation including the following duties:

- Dealing honestly and fairly
- Accounting for all funds
- Using skill, care, and diligence in the transaction
- Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing
- Disclosing all known facts that materially affect the value of residential real property and are not readily observable
- Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential
- Any additional duties that are mutually agreed to with a party

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

BUYER OR SELLER SIGNS BELOW FOR THE SOLE PURPOSE OF ACKNOWLEDGING RECEIPT OF THIS DISCLOSURE NOTICE:

Print Name

Signature

Date

Print Name

Signature

Date