



POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER - DISCLOSURE AND CONSENT

(C.A.R. Form PRMB, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual brokers or salespersons (associate licensees) acting for the Broker. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Dual Agency: Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property. In the event of dual agency, Buyer agree that: **(a)** Broker, without the prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offered price; **(b)** Broker, without the prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and **(c)** other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that Seller or listing agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the Seller.

Buyer understands that Broker may represent more than one buyer and even both buyer and seller on the same transaction and consents to such relationships.

Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer - Disclosure and Consent and agrees to the agency possibilities disclosed.

Buyer _____ Date _____

Buyer _____ Date _____

Real Estate Broker (Firm) _____ CalBRE Lic # _____ Date _____

By _____ CalBRE Lic # _____ Date _____

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Reviewed by _____ Date _____

