



## NOTICE OF AVAILABILITY OF REPRESENTATION

This firm is able to provide you with buyer representation (or tenant representation, as the case may be). Buyer representation means that a real estate broker or real estate salesperson acts in a fiduciary capacity for the buyer and/or tenant in a real estate transaction.

When a buyer or tenant engages the services of a buyer's agent, the buyer or tenant becomes the buyer's agent's client. The buyer's agent (or tenant's agent, as the case may be) owes the buyer or tenant undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accountability. The buyer's agent must put the buyer's or tenant's interest first and negotiate for the best terms and conditions for the buyer's agent's client. Connecticut law prohibits a real estate broker or salesperson from representing you unless you sign an authorization or agreement to allow the broker or salesperson to act on your behalf.

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Firm name

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Signature of Licensee

I/We elect to be represented.

I/We elect **NOT** to be represented.

(Must also be presented with and sign State of Connecticut Agency Disclosure Form for Unrepresented Persons)

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Buyer's (or Tenant's) signature

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Buyer's (or Tenant's) signature

