

About This Pamphlet:

In Alaska, real estate licensees are required by law to provide this pamphlet outlining of the duties of a real estate licensee. This pamphlet helps these licensees comply with this responsibility. After you have read the information contained in this pamphlet, please acknowledge receipt by signing below and returning it to the real estate licensee who provided it to you. Your cooperation is appreciated.

Duties of a Real Estate Licensee:

Whether you are a member of the general public, a Seller, a Buyer, a Landlord, or a Tenant you need to be aware of the duties a real estate licensee owes to all:

- Deal honestly and fairly;
- Exercise reasonable skill and care;
- Present all written communications in a timely manner;
- Disclose all material information known by the real estate licensee regarding the physical condition of a property;
- Account for all money and property received.

Within a real estate company, unless otherwise agreed to in writing, the designated real estate licensee you choose to represent you owes the above duties plus the following:

- Not knowingly do anything that is adverse or detrimental to your interests;
- Disclose all conflicts of interest to you in a timely manner;
- If a matter is outside their area of expertise, advise you to seek expert advise;
- Not disclose confidential information, even after the relationship ends, from or about you without written permission, except under a subpoena or court order;
- Make a good faith and continuous effort to accomplish your real estate goals. However, once you have entered into a specific real estate transaction agreement, their efforts refocus on its successful completion.

Your real estate licensee may also work with a variety of other clients (they represent) and customers (they assist) in different working relationships. However, representing or assisting other sellers, buyers, landlords and tenants is not in conflict with the duties above.

Occasionally, as a Seller or Landlord, a situation may arise that your real estate licensee also is representing another client (Buyer or Tenant) who then becomes interested in your property – or visa versa.

Prior to showing the property, the real estate licensee must obtain written approval from both of you to work in this neutral capacity. The form you will be asked to sign is entitled “Waiver of Right to Be Represented” and it will restate the duties outlined above and additional ones owed by your real estate licensee.

Duties not owed by a Real Estate Licensee:

Unless otherwise agreed in writing, the following are the duties your Real Estate Licensee does not owe to you:

- To conduct an independent investigation of a property
- To conduct an independent investigation of anyone’s finances
- To independently verify the reliability of the accuracy of a statement made by a party or a person reasonably believed to be reliable by the real estate licensee;
- To show or search for properties without compensation.

THIS DISCLOSURE PAMPHLET IS NOT A CONTRACT. It does not create any relationship between you and any real estate licensee unless you chose representation.

I/We acknowledge that I/we have received a copy of this pamphlet.

Date: _____

Date: _____

THE CHOICE IS YOURS – MAKE IT INFORMED, MAKE IT IN WRITING.
(Check only one)

YES – I/We wish to have _____, a real estate licensee with _____ (Real Estate Company), represent me as my designated Real Estate Licensee.

OR

I/We understand _____, a real estate licensee with _____ (Real Estate Company), will **not** be representing me.

Date: _____

Date: _____

Date: _____

Real Estate Licensee

Real Estate Company