



**NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF
INFORMED CONSENT TO DUAL AGENCY
(SELLER)**

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PROPERTY ADDRESS: _____

1 This Agreement evidences Seller's consent that the Brokerage Firm, as Seller's Agent, may act as a Disclosed Dual Agent in order to
2 represent both Seller and Buyer in the same real estate transaction, and seeks Seller's consent to allow Seller's Agent to act as a Disclosed
3 Dual Agent when the opportunity arises. Seller should be aware that a real estate licensee may legally act as a Disclosed Dual Agent only
4 with Seller's and Buyer's informed written consent.
5

6 Seller understands that Disclosed Dual Agency (representing more than one party to a transaction) has the potential of creating a conflict
7 of interest in that both Seller and Buyer may intend to rely on the Seller's Agent's advice, and their respective interests may be adverse to
8 each other. Therefore, when acting as a Disclosed Dual Agent, Seller's Agent will not represent the interests of Buyer to the exclusion or
9 detriment of the interests of a Seller; nor will Seller's Agent represent the interests of Seller to the exclusion and detriment of the interests
10 of Buyer.
11

12 As a Disclosed Dual Agent of both the Seller and the Buyer, Seller's Agent will be working equally for both parties to the real estate
13 transaction and will provide services to complete the transaction **without** the full range of fiduciary duties ordinarily owed by an agent
14 who represents Seller alone, or the Buyer alone. In the preparation of offers and counteroffers between Seller and Buyer, Seller's Agent
15 will act only as an intermediary to facilitate the transaction rather than as an active negotiator representing either the Seller or Buyer in
16 a fiduciary capacity. By consenting to this dual agency, Seller is giving up the right to undivided loyalty and will be owed only limited
17 duties of disclosure by the Seller's Agent.
18

19 For example, Seller acknowledges that Seller's Agent, as a Disclosed Dual Agent, is not permitted, under law, to disclose to either Seller
20 or Buyer any confidential information which has been, or will be communicated to Seller's Agent by either of the parties to the transac-
21 tion. Moreover, Seller's Agent is not permitted to disclose (without the express written permission of the Seller) to the Buyer that such
22 Seller will accept a price less than the full listing price. Nor will Seller's Agent disclose (without the express written permission of the
23 Buyer) to the Seller that Buyer will pay a sum greater than the price offered by Buyer. It is also impermissible for Seller's Agent to advise
24 or counsel either the Seller or Buyer on how to gain an advantage at the expense of the other party on the basis of confidential information
25 obtained from or about the other party.
26

27 Seller acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.
28

29 I, _____ AS AN AUTHORIZED REPRESENTATIVE OF
30 (Name of Licensee)
31 _____ INTEND, AS OF THIS TIME, TO WORK WITH
32 (Name of Firm)
33 YOU (SELLER) AS A SELLER'S AGENT AND DISCLOSED DUAL AGENT IF THE OPPORTUNITY ARISES.
34

35 **If Seller does not understand all of the provisions of this Informed Consent to Dual Agency, legal advice should be sought before signing.**
36

37 By signing below, Seller acknowledges that Seller has read and understood this Informed Consent to Dual Agency and gives consent to
38 Seller's Agent to act as a Disclosed Dual Agent.
39

40 _____
41 SELLER'S SIGNATURE

_____ BROKERAGE FIRM

42 _____
43 SELLER'S SIGNATURE

_____ ADDRESS

_____ CITY, STATE, ZIP CODE

44 _____
45 _____
46 _____
47 _____
48 _____
49 _____
50 DATE

_____ SALESPERSON'S SIGNATURE