

Notice to Seller of Real Estate Property

The licensees who show your property may, or may not be, representing the buyer. There may be times that we are unable, prior to a showing, to give you notice regarding a showing licensee's representation. If a licensee is representing the buyer, they will have the buyer's best interest in mind, *not yours*. Their loyalty will be to their buyer client and not to you. Any information that they receive will be passed on to their buyer client.

Therefore, I submit the following suggestions for your use when your property is being shown.

- 1) Expect the showing agent (licensee) to be a buyer's agent (represents the Buyer).
- 2) Leave! If possible, this is recommended. If you can't leave in a vehicle, take a walk or go to a neighbor's house. You can not be questioned if you are not there. Plus, usually a buyer feels more at ease to really look at your property--opening closets, cabinets, and so forth.
- 3) If you cannot leave, go outside while the buyer and agent are inside, and vice versa. Make a phone call--anything to stay busy.. By doing this, you will discourage conversation with you and you will allow the agent to show the property.
- 4) If questioned, remember that there is a strong possibility that the agent may not be representing you. If you feel uncomfortable, tell the agent to contact your agent regarding any questions.

Please sign below indicating receipt of this notice for the broker's records.

Seller(s)

date