REAL ESTATE AGENCY DISCLOSURE NOTICE
GIVEN TO **UNREPRESENTED PERSONS**

This is not a contract. Connecticut law requires that you be given this notice disclosing whom the real estate licensee represents. The purpose of such disclosure is to enable you to make informed choices about your relationship with real estate licensees.

GIVEN TO:_____
(UNREPRESENTED PERSON/PERSONS)

ON _____ (DATE)

OUR FIRM _____ REPRESENTS

❑ SELLER ❑ LANDLORD ❑ BUYER ❑ TENANT

UNREPRESENTED PERSON(S)'S RIGHTS AND RESPONSIBILITIES

1. The broker and salespersons (referred to as agents or licensees) in this transaction owes the other party to this transaction undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, and obedience to lawful instruction, confidentiality and accountability. The agent(s) must put the other party's interest first and negotiate for the best terms and conditions for them, not for you.

2. All real estate agents, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.

3. You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance or other such matters, it is your responsibility to consult a professional in those areas.

4. Whether you are a buyer, seller, tenant, or landlord, you can choose to have the advice, assistance and representation of your own real estate brokerage firm and its agents. Do not assume that a real estate brokerage firm or its agents are representing you or are acting on your behalf unless you have contracted in writing with that real estate brokerage firm.

ACKNOWLEDGMENT OF UNREPRESENTED PERSON(S)*

_____
Signature(s)

_____
Print Name(s)

_____
Date

ACKNOWLEDGEMENT OF AGENT

_____
Signature

_____
Print Name

_____
Date

**To be signed by the buyer/ tenant when the agent represents the seller/ landlord, or*
To be signed by the seller/ landlord when the agent represents the buyer/ tenant

PROPERTY CHECKLIST

THIS PROPERTY CHECKLIST IS provided by _____
_____("Company"), including _____ (the "Agent") to _____
_____ (the "Buyer") in connection with the purchase of property located at: ____
_____ (the "Property").

THE COMPANY AND ALL AGENTS AFFILIATED WITH THE COMPANY ARE TRAINED IN THE MARKETING OF REAL ESTATE. THEY ARE NOT TRAINED OR LICENSED TO PROVIDE THE BUYER WITH PROFESSIONAL ADVICE REGARDING THE PHYSICAL CONDITION OF ANY PROPERTY OR REGARDING LEGAL OR TAX MATTERS. ACCORDINGLY, NEITHER THE COMPANY NOR THE AGENTS AFFILIATED WITH THE COMPANY WILL MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE PHYSICAL OR LEGAL CONDITION OF ANY PROPERTY SELECTED BY BUYER. As part of any written offer to purchase property, the buyer should consider exercising the option to use the services of appropriate professionals to conduct inspections, investigations, tests, surveys, and other evaluations of the property at the buyer's expense. THE BUYER IS ADVISED TO EXERCISE THIS RIGHT. IF THE BUYER FAILS TO DO SO, THE BUYER IS ACTING CONTRARY TO THE ADVICE OF THE COMPANY.

The following is a general listing of issues the Buyer should consider in evaluating any property. This is not intended to be a comprehensive list of all issues that may be relevant in the Buyer's evaluation of this Property. This document is, however, intended to direct the Buyer's attention to a number of issues that are commonly considered important in the evaluation of any property.

1. BUILDING CODE/ZONING COMPLIANCE: Buyer is advised to consult with local zoning officials to assure that Buyer's intended use of and improvements to the Property comply with local zoning requirements and with any recorded restrictive covenants and conditions. Buyer acknowledges that the Company should not be relied upon for any determination as to any past or present building or zoning violations or as to the suitability of the Property for Buyer's intended use.

2. ENVIRONMENTAL MATTERS BOTH INDOOR AND OUTDOOR: Buyer is advised to consult with appropriate professionals and local and state health officials regarding the possible existence of hazardous wastes and environmental hazards on the Property, including, but not limited to, asbestos, underground oil storage tanks, molds, radon gas, lead and lead-based paint. Buyer is further advised that a variety of federal laws can place strict liability on property owners for hazardous waste management and cleanup of hazardous substances. Buyer is advised to make appropriate inquiries ("due diligence") into past uses of the Property to ascertain the possible existence of hazardous wastes or environmental hazards. Buyer acknowledges that the Company should not be relied upon for any determination as to the existence of any hazardous wastes or environmental hazards.

Buyer is notified that the Connecticut Department of Environmental Protection is required pursuant to Section 22a-134f of the Connecticut General Statutes to furnish a list of all hazardous waste facilities located within the town to the Town Clerk's office. Buyer should refer to these lists and the Department of Environmental Protection for information on environmental questions concerning the Property and the lands surrounding the Property.

[ ] Buyer's Initials Date:_____

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3. SURVEYING AND STAKING: Buyer is advised that without an accurate survey of the Property, Buyer cannot be certain as to the exact boundaries of the Property, or that any improvements on the Property are not encroaching upon adjoining parcels of property, or that improvements located on adjoining parcels of property do not encroach on the Property. Buyer acknowledges that the Company should not be relied upon for any determination as to the boundaries of the Property or of any encroachments within or over the actual boundaries of the Property. Buyer understands that the Company has not investigated adjoining properties or the proposed or intended uses of adjoining properties.

4. FLOOD HAZARD ZONE AND INSURANCE: If the Property is located in a "Flood Zone" as set forth on the H.U.D. "Special Flood Zone Area" map, the mortgage lender may require that Buyer obtain and pay for flood insurance on the Property and its improvements.

5. HOMEOWNER'S INSURANCE: Buyer is advised to consult with an insurance professional as soon as possible regarding homeowner's insurance for the subject property. Note that lenders typically require evidence of homeowner's insurance as a condition to a loan and that the insurance underwriting process has become more comprehensive.

6. TITLE ISSUES/HOMEOWNERS ASSOCIATION: Buyer is advised to carefully review with legal counsel the contents of: (a) any Commitment for Title Insurance on the Property; and (b) all documents affecting the Property which are a matter of public record, including, but not limited to, any restrictive covenants (CC&R's) related to the development in which the Property is located. If the Property is part of a Condominium Association or other Homeowners Association, Buyer is advised to consult directly with the Association regarding all Association matters that may affect the Property, including, but not limited to, existing and proposed budgets, financial statements, present and proposed assessments, dues, fees, rules, and meeting minutes.

7. PHYSICAL CONDITION: Buyer is advised to consult with appropriate professionals regarding all physical aspects of the Property, including, but not limited to, built-in appliances, plumbing, heating, air conditioning, electrical systems, foundation, roof, structure, pool/spa systems and components, and any included personal property.

8. SQUARE FOOTAGE/ACREAGE: Buyer is advised to consult with appropriate professionals regarding the square footage, room dimensions, lot size, and age of the Property improvements. There are many different definitions for what constitutes the square footage of a dwelling. *In the event the Company provides any numerical statements regarding these items, such statements ARE APPROXIMATIONS ONLY AND SHOULD NOT BE RELIED UPON IN A DECISION TO PURCHASE THE PROPERTY.*

9. SEWAGE DISPOSAL SYSTEM: Buyer is advised to consult with appropriate professionals regarding sewer and septic systems and components. The Property may not be connected to a public sewer, and applicable fees may not have been paid. Septic tanks may need to be pumped. Leach fields may need to be inspected. Buyer should insist that any septic system inspection be performed using the Connecticut State Health Department's recommended inspection form.

10. WATER & UTILITY AVAILABILITY: Buyer is advised to consult with appropriate professionals regarding the source and availability of water and other utility services, all applicable fees, use and regulatory restrictions, and ownership of water rights and water system. A well and well system may require inspection.

[ ] Buyer's Initials Date:_____

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11. NON-MATERIAL FACTS CONCERNING REAL PROPERTY: Certain matters are defined by law in Connecticut as psychological impacts. These are: facts concerning whether a murder, suicide or felony was committed on the Property or whether someone who had autoimmune deficiency syndrome lived on the Property. Other facts not concerning the physical condition of the Property may also be considered a psychological impact. Neither sellers nor real estate brokers are obligated to tell Buyers about any psychological impact, even if known to the sellers and real estate broker. Buyers interested in psychological impacts must put their questions in writing to the seller. Connecticut law does not permit Buyers to ask whether someone who had autoimmune deficiency syndrome lived on the property.

12. FAIR HOUSING COMPLIANCE: Buyer is advised to consult with appropriate professionals regarding neighborhood or property conditions including, but not limited to, schools; proximity and adequacy of law enforcement; proximity to commercial, industrial or agricultural activities; crime statistics; fire protection; other governmental services; existing and proposed transportation; construction and development; noise or odor from any source; and other nuisances, hazards, or circumstances. All properties will be shown without regard to race, color, religion, sex, national origin, handicap, familial status, sexual orientation or lawful source of income and any other requirements of federal and state fair housing laws.

13. INCOME TAX/LEGAL CONSEQUENCES: Buyer is advised that this transaction has income tax and legal consequences for Buyer. Buyer is advised to consult with appropriate legal and tax advisors regarding the income tax and legal consequences of this transaction.

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

I have carefully reviewed this Property Checklist. I understand my rights and the recommendation of the Company to consult with appropriate experts and professionals prior to or as part of an offer to purchase the Property. I FURTHER UNDERSTAND THAT I HAVE THE RIGHT TO INCLUDE ANY OR ALL OF THE ABOVE ISSUES AS A CONDITION OF MY OFFER T0 PURCHASE THE PROPERTY.

Presented by:

_____
Buyer's Signature

_____
Name of Real Estate Broker

_____
Buyer's Signature

By:_____
Broker/Salesperson

_____
Date

_____
Date

08/03

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