



BROKER DUTIES

PART I – BROKER DUTIES DISCLOSURE

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written document that have the potential to become an express written agreement, they must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A: All Brokers in this transaction owe the following Broker duties to ALL buyers and sellers in this transaction, even if the Broker is not representing the buyer or the seller in the transaction:

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the Broker has in the transaction, including, but not limited to;
 - A. Any written Brokerage relationship the Broker has with any other parties to the transaction or;
 - B. Any material interest/relationship of a business, personal or family nature that the Broker has in the transaction; or
 - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the Broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B: In addition to the above duties, Broker(s) owes the following Broker Duties to the buyer(s) and/or seller(s) in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
 - A. Timely presentation of and response to all written offers or counteroffers; and
 - B. Active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

If the Broker in the transaction is not providing the service, advice or assistance described in Para. 1 (A) or 1 (B) of this Subsection, the party must agree in writing that the Broker is not expected to provide such service, advice or assistance. The Broker shall disclose the existence of such agreement in writing to the other Brokers involved in the transaction.
2. Acknowledgement by the Broker that there may be matters related to the transaction that are outside the Broker’s knowledge or expertise and that the Broker will suggest that the party seek expert advice on these matters;
3. Advice to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the Brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the Broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal’s written consent or is required by law;
6. Written disclosure of Brokerage relationship options available in New Mexico:
 - A. **Exclusive agency:** an express written agreement between a person and a Brokerage wherein the Brokerage agrees to exclusively represent as an agent the interests of the person in real estate transaction;
 - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the Brokerage agrees to act as a facilitator in the real estate transaction rather than as an exclusive agent for either party;
 - C. **Transaction Broker:** the non-fiduciary relationship created by law, wherein a Brokerage provides real estate services without entering an agency relationship.
7. Unless otherwise authorized in writing, a Broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
 - A. That the seller has previously indicated they will accept a sales price less than the asking or listed price;
 - B. That the seller will agree to financing terms other than those offered;
 - C. The seller’s motivations for selling/leasing; or
 - D. Any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a Broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
 - A. That the buyer has previously indicated they will pay a price greater than the price submitted in a written offer;
 - B. The buyer’s motivation for buying; or
 - C. Any other information the buyer has requested in writing remain confidential unless disclosure is required by law.



BROKER DUTIES

PART II – OTHER REQUIRED DISCLOSURES

Broker shall update these and all other required disclosures as needed.

BROKER COMPENSATION: The amount of compensation paid by a Buyer or Seller to a Brokerage is fully negotiable and is NOT dictated by MLS rules, the local, state or National Association of Realtors® or local, state or national law.

Check if Applicable

1. **TRANSACTION COORDINATOR.** Broker(s) has engaged the services of a transaction coordinator who will be assisting the broker in the processing of the real estate transaction. The transaction coordinator’s services may include, but not be limited to, the following: gathering necessary information and paperwork for and from buyers and sellers; overseeing and organizing contractual deadlines; communicating and coordinating with lenders, title companies, inspectors, other brokers in the transaction and the parties to the contract to facilitate the closing of the real estate transaction; and assembling the final real estate transaction file for closing. TCs OWE BROKER DUTIES AS SET FORTH ON COVER PAGE 1. ATTN TCs: USE NMAR FORM 2100 TO MAKE ANY DISCLOSURES REQUIRED BY BROKER DUTIES.
2. **CONFLICT OF INTEREST/MATERIAL INTEREST.** Broker has a material interest or relationship of a business, personal, or family nature in the transaction. Describe that material interest and/or relationship:

3. **ADVERSE MATERIAL FACTS.** Explain any adverse material facts related to the Property or Transaction about which the Broker has actual knowledge.

4. **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: AGENT TRANSACTION BROKER
5. **OTHER.** If "OTHER", explain: _____

RECEIVING PARTY

PARTY IS A SELLER BUYER LANDLORD/OWNER TENANT

Signature	Printed Name	Date	Time
Signature	Printed Name	Date	Time
Signature	Printed Name	Date	Time
Signature	Printed Name	Date	Time

If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum



BROKER DUTIES



DISCLOSING BROKER

BUYER'S / TENANT'S BROKER(S)

Denise M. May	Denise M. May	19179
Buyer's / Tenant's Broker Name	Buyer's Broker's Qualifying Broker's Name and NMREC License No.	
TUSCAN VALLEY REALTY, LLC	(515)332-4224	(915)549-1037 denisemayrealtor@
Buyer's / Tenant's Brokerage Firm	Office Phone	Cell Phone Email Address
PO Box 413	Santa Teresa NM	88008
Buyer's / Tenant's Brokerage Address	City	State Zip Code
Broker <input checked="" type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®		

Lorena Torres	Lorena Torres	19178
Buyer's / Tenant's Broker Name	Buyer's Broker's Qualifying Broker's Name and NMREC License No.	
TUSCAN VALLEY REALTY, LLC	(575)332-4224	(915)433-6910 Lorena.txnmrealtor
Buyer's / Tenant's Brokerage Firm	Office Phone	Cell Phone Email Address
PO Box 413	Santa Teresa NM	88008
Buyer's Tenant's Brokerage Address	City	State Zip Code
Broker <input checked="" type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®		

SELLER'S / LANDLORD'S BROKER(S)

Sellers' / Landlord's Broker Name	Seller's Broker's Qualifying Broker's Name and NMREC License No.		
Seller's / Landlord's Brokerage Firm	Office Phone	Cell Phone	Email Address
Seller's / Landlord's Brokerage Address	City	State	Zip Code
Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®			

Seller's / Landlord's Broker Name	Seller's Broker's Qualifying Broker's Name and NMREC License No.		
Seller's / Landlord's Brokerage Firm	Office Phone	Cell Phone	Email Address
Seller's / Landlord's Brokerage Address	City	State	Zip Code
Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®			