

Brokerage Disclosure to Tenant

Different brokerage relationships are available which include Landlord Agency, Tenant Agency, or Transaction-Brokerage.

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent

A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty, and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent

A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty, and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker

A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Relationship Between Broker and Tenant

Broker and Tenant have NOT entered into a tenant agency agreement. The working relationship specified below is for any rental properties listed by Berkshire Hathaway HomeServices Synergy Realty Group – PM Division.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions not approved, directed, or ratified by Tenant.

Brokerage Firm: Berkshire Hathaway HomeServices Synergy Realty Group
Broker: Charles D'Alessio

Megan's Law

If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant

must contact local law enforcement officials regarding such information.

Tenant Acknowledgment: Tenant acknowledges receipt of this document on (date of showing, at application, or lease signing).

Broker Acknowledgment: On (date of showing, application, or lease signing), Broker provided Tenant with this document via the Internet, Appfolio, or in person, and retained a copy for records.