



## **ACT 112 NOTICE OF SERVICES**

Pennsylvania Law requires real estate brokers and salespersons (Licensees) to advise Consumers of the following information at time of the initial interview:

1. Agency Relationships – See Consumer Notice attached
2. The Consumer has the right to enter into a negotiated agreement with the Licensee limiting the activities or practices that the Licensee will provide for or on behalf of the Consumer, and that the fee and services to be provided are to be determined by negotiation between the Consumer and the Licensee.
3. The Licensee may provide services to another Consumer who may be a party to the transaction in the nature of, but not limited to, deed/document preparation; ordering certificates required for closing; financial services, title transfer and preparation services; ordering insurance, construction, repair, or inspection services. The Licensee may be compensated for these services. The Licensee may also enter into a dual agency relationship with a party to the transaction if consented to by all parties in writing, which dual agency may result in payment of commissions from both parties in the transaction.
4. The Licensee may cooperate and share fees with other brokers who may act as subagents or buyer's agents, transactional agents or designated agents all as defined in the attached Consumer Notice and share fees with those agents.
5. The duration of the Licensee's employment and the amount of the Licensee's fees are negotiable.
6. You are advised to seek expert advice on all matters relating to the real estate transaction that are beyond the Licensee's expertise. That expertise is limited to the sale, listing for sale, lease, listing for rental, negotiation of sale and lease transactions, management of properties, advertising and promoting the sale and lease of properties and such other related but limited services. The Licensee is not engaged for purposes of providing legal advice, financial advice, advice concerning environmental issues or other federal, state and local laws and regulations that may be applicable to the real estate transaction. You are encouraged to seek independent and separate advice from professionals who are trained and experienced in each area and aspect of the real estate transaction.
7. The Licensee will provide you with copies of all documentation that are signed by the parties during the course of the transaction. The documentation provided will set forth certain tasks that must be completed to satisfy conditions under your real estate agreements, including agreements of sale and leases. Unless you request further documentation concerning those tasks in writing or make written inquiry regarding compliance with those task, your Licensee will consider that you have been advised of the obligations and are prepared to comply with those obligations pursuant to the terms and conditions of the Agreements.

8. Your Licensee will advise you from time to time concerning the status of the transaction. If you require any specific time schedule or notification procedures, you must set forth that request in writing so that the Licensee can properly and timely comply with your requests.
9. Unless set forth as a written requirement, your Licensee owes no duty to conduct an independent inspection of the property, improvements, or fixtures located thereon, utility services, mechanical or any other aspects of the property and owes no duty to independently verify the accuracy or completeness of any representation made to the Licensee by a Consumer. If you are requesting that the Licensee perform any specific functions in reference to a Listing Agreement, Management Agreement or Listing for Rental, or with an Agreement of Sale, Lease or other agreement concerning interests in real estate or businesses, you need set forth that request in writing and that request needs to be reviewed and approved by the Licensee as an accepted obligation of the Licensee in consideration of the fee or compensation paid or to be paid.

### **FINANCIAL INTEREST NOTICE**

Pennsylvania Law requires real estate brokers and salespersons (Licensees) to disclose to Consumers any financial interest, including but not limited to, a referral fee or commission, which a Licensee has in any services to be provided to the Consumer by any other person, including but not limited to, financial services, title transfer and preparation services, insurance, construction, repair or inspection services. The law also requires Licensees to provide disclosure regarding any financial interest which an affiliated Licensee may have in any services to be provided to the Consumer by any other person. This disclosure is to be made at the time that the Licensee first recommends that the Consumer purchase a service in which the Licensee or an affiliated Licensee has a financial interest or when the Licensee first learns that the Consumer will be purchasing a service that the Licensee or an affiliated Licensee has a financial interest.

In compliance with this disclosure obligation the Licensee discloses at this time the following financial interest, if any:

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If during the course of the business transaction the Licensee's circumstances change and further disclosures are required that disclosure shall be set forth hereafter and a copy of this notice sent to the Consumer:

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