



OPEN HOUSE SHOWING DISCLOSURE

The Broker holding this open house ("Showing Broker") may not be the Seller's Listing Agent for the sale of the Property but is acting as a Showing Broker on behalf of the Seller's Listing Agent.

By holding the Property open for an open house, the Showing Broker is not entering into a brokerage relationship with the general public and will treat all open house attendees as a Customer under Colorado Brokerage Relationships Law. Definitions of the different working relationships are provided herewith for your review. By attending Showing Broker's open house, you understand that you have no working relationship with the Showing Broker and will be treated as a customer. Kindly sign in below to acknowledge your agreement with this arrangement.

DEFINITIONS OF WORKING RELATIONSHIPS

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

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

Transaction-Broker: A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer 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.

By signing in below, open house attendees acknowledge receipt of this Open House Showing Disclosure

Name of Open House Attendees:

Date:

(Please list all parties in attendance, including your Buyer Agent's name, if applicable)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

THIS DISCLOSURE HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. THIS DISCLOSURE WAS PREPARED BY SHORTRIDGE & MENDEZ, P.C. FOR THE USE OF ALLIANCE REAL ESTATE SERVICES, LLC d/b/a RE/MAX ALLIANCE.