



COMMUNITY FIRST COMMERCIAL
REAL ESTATE, LLC
Serving Clients. Supporting Our Community.

COMMUNITY FIRST COMMERCIAL REAL ESTATE, LLC
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

The printed portions of this form, except **differentiated** additions, have been approved by the Colorado Real Estate Commission.
(BDT20-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY, OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT or BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

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

Landlord's or Seller's Agent: A landlord's agent or seller's agent works solely on behalf of the landlord or seller to promote the interests of the landlord or seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord or seller. The landlord's agent or seller's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent or 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 landlord or seller.

Tenant's or Buyer's Agent: A tenant's agent or buyer's agent works solely on behalf of the tenant or buyer to promote the interests of the tenant or buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant or buyer. The tenant's or buyer's agent must disclose to potential landlords or seller all adverse material facts actually known by the tenant's or buyer's agent including the tenant's or buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant or buyer intends to occupy the property. A separate written tenant agency or buyer 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/ buyer or landlord/ 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 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.