



## Your Relationship with a Real Estate Professional

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

**The Real Estate Council of BC** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you.

We're here to help you understand your rights as a real estate consumer.

*Keep this information page for your reference and scan the QR code or visit [recbc.ca](http://recbc.ca) for more information about real estate transactions.*



### You can work with a real estate professional in one of the following ways:

#### As a client

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

**Loyalty.** They will act only in your best interests.

**Full disclosure.** They must tell you everything they know that might influence your decision in a transaction.

**Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.

**Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

*When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.*

#### As a non-client

A real estate professional who is not representing you as a client does not owe you special legal duties:

**No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.

**No duty of full disclosure.** They do not have a duty to give you all relevant information.

**No duty to avoid conflicts.** They are not acting in your interests.

**No confidentiality.** They must share any information you tell them with their clients in a transaction.

*As a non-client, a real estate professional may give you only limited services.*



Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.



## Your Relationship with a Real Estate Professional

This is a required disclosure form in compliance with section 5-10 of the Rules under the *Real Estate Services Act*. Your real estate professional must present the *Your Relationship with a Real Estate Professional* information page to you along with this disclosure form.

### Real Estate Professional Disclosure Details

I disclose that I am (*check one*):

- representing you as my client  
 **not** representing you as a client

Name

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Team name and members. *The duties of a real estate professional as outlined in this form apply to all team members.*

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Brokerage

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Signature

Date

Notes:

### Consumer Acknowledgment This is NOT a contract

I acknowledge that I have received the *Your Relationship with a Real Estate Professional* consumer information page and this disclosure form.

Name (optional)

Initials (optional)

Date

Name (optional)

Initials (optional)

Date

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL OF BC UNLESS IT IS SPECIFICALLY REQUESTED.

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**The Real Estate Council of BC** regulates real estate professionals to protect consumers. Visit us online for information on real estate transactions, ask us a question, file a complaint or an anonymous tip. **1.877.683.9664** | **ANONYMOUS TIPLINE: 1.833.420.2400** | [info@recbc.ca](mailto:info@recbc.ca) | [www.recbc.ca](http://www.recbc.ca)

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