



## Not a Client? Know the Risks

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

This information from the Real Estate Council of BC explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

### Be cautious.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

**This real estate professional must tell their client any relevant information you share with them.** For example, if disclosed by you, they must share the following information:

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

Only share information that you are comfortable being disclosed to the other party in this transaction.

**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.*



**This real estate professional can only provide you very limited services.** Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

### They cannot:

- give you advice on an appropriate price
- give you advice about any terms and conditions to include in a contract
- negotiate on your behalf
- share any of their client's confidential information with you, like:
  - their minimum/maximum price
  - their reason for buying/selling/leasing
- protect your confidential information

### They may only:

- share general information and real estate statistics
- show a property and provide factual information about the property
- provide you with standard real estate forms and contracts
- fill out a standard real estate contract
- communicate your messages and present your offers to their client



## Not a Client? Know the Risks

This is a required disclosure form in compliance with section 5-10.1 of the Rules under the *Real Estate Services Act*. A real estate professional must present the **Not a Client? Know the Risks** information page to you along with this disclosure form.

### Real Estate Professional Disclosure Details

I am already representing a client in this transaction and working in only their best interest. I am not representing you or acting on your behalf.

\_\_\_\_\_  
Name

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

\_\_\_\_\_  
Brokerage

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property address

Notes:

### Consumer Acknowledgment This is NOT a contract

I acknowledge that I have received the **Not a Client? Know the Risks** consumer information page and this disclosure form. I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

\_\_\_\_\_  
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.

p.2 of 2

**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** | **www.recbc.ca**

(rev 9/2019)

CREA WEBForms®  Sep/2019