

Tenant Acknowledgement

Tenant acknowledges receipt of the following agency disclosure. In addition, if the Transaction State promulgates agency forms, the Transaction State Agency Disclosure ("TSAD") is also attached to this form. The signature blocks below shall serve as a substitute for the signature blocks on any attached forms.

---AGENCY DISCLOSURE---

WE ARE WORKING WITH THE OWNER OF THE PROPERTY.

WE DO NOT REPRESENT TENANTS IN ANY AGENCY, FIDUCIARY, OR BROKERAGE CAPACITY.

YOU ARE A CUSTOMER AND NOT A CLIENT.

IF YOU WANT A REAL ESTATE BROKER TO REPRESENT YOU, YOU MUST SEEK ONE OTHER THAN US.

Tenant Signature

Tenant's Name

Tenant's Name

X _____
Signature Date

X _____
Signature Date

Tenant's Name

Tenant's Name

X _____
Signature Date

X _____
Signature Date

Broker of Record Use Only

Delivery Confirmation: TSAD delivered to Tenant on the date of first substantive contact.

Broker's Firm: Broker of Record Solutions, Inc.

Broker's Name: Alex Everest

Broker's Signature: 

Broker's Email: alex@mybrokerofrecord.com

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement, Listing Brokerage Agreement, Option Agreement, Sales Agreement, Exchange Agreement, Other

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
B. unless specifically waived in writing by a party to the transaction:
1) receive all written offer and counteroffers;
2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
3) present timely all written offers and counteroffers.
C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
E. timely account for all money and property received by the Broker;
F. keep confidential information received from a party or prospective party confidential.
G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on ___ day of ___, 20__.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____