

Possible Representation of More than One Buyer or Seller – Disclosure and Consent” (C.A.R. Form PRBS).

This is a very important disclosure to explain to your Seller or Buyer.

1. **SELLER** – At the time of completing the Listing Agreement, Listing Agent should explain to the Seller about the possibility of Possible representation of More than One Buyer or Seller.
 1. The **Broker is** the Listing Agent : i.e: Alliance Bay Realty
 2. **One possibility** could be that **you**, the Listing Agent representing the Listing Broker **may have a Buyer that might make an offer on the Property.**
 1. A **Buyer** comes to your Open House and **asks you to write up an Offer** for them. That would be **“dual agency.”**
 2. **Another Agent** from the **same Office** where you are **has a Buyer that makes an Offer for them.** That would be **“dual agency.”**
2. **BUYER** – **Another possibility** could occur with more than one Selling Agent from the same Office where you are, each having a Buyer making an offer on the Property.
 1. **EXAMPLE – 3 different Selling Agents from the same Office** where you are have Buyers in the same price range.
 1. All 3 Selling Agents go out separate [and unknown to each other] showing numerous houses to their clients.
 2. All 3 Selling Agents show the Seller’s Property.
 3. **All 3 Selling Agents then write up offers** [not knowing that there are 2 others writing offers] on the Seller’s Property
 4. All 3 Offers are sent to the Listing Agent to present to the Seller.
 5. These could also be considered **“dual agency.”**

All of these are real possibilities and, by signing the PRBS, this **disclosure is made to the Seller and Seller is giving consent to this possibility.**

The PRBS must also be explained to the Buyer and the Buyer should sign as well.