



AGENCY DISCLOSURE ADDENDUM
(Residential)

1 SELLER/LANDLORD: ZG Realty, LLC.

2 BUYER/TENANT: _____

3 PROPERTY: 306 Center St., Lathrop, MO 64465

4
5 THE FOLLOWING DISCLOSURE IS MADE IN COMPLIANCE WITH MISSOURI AND KANSAS REAL
6 ESTATE LAWS AND RULES AND REGULATIONS. APPLICABLE SECTIONS BELOW MUST BE
7 CHECKED & COMPLETED FOR BOTH SELLER/LANDLORD & BUYER/TENANT.

8 SELLER/LANDLORD and BUYER/TENANT acknowledge that the real estate licensee involved in this
9 transaction may be acting as agents of the SELLER/LANDLORD, agents of the BUYER/TENANT,
10 Transaction Brokers or Disclosed Dual Agents (**Available only in Missouri**). The Licensee acting as an
11 agent of the SELLER/LANDLORD has a duty to represent the SELLER'S/LANDLORD'S interest and will
12 not be the agent of the BUYER/TENANT. Information given by the BUYER/TENANT to a Licensee acting
13 as an agent of the SELLER/LANDLORD will be disclosed to the SELLER/LANDLORD. The Licensee
14 acting as an agent of the BUYER/TENANT has a duty to represent the BUYER'S/TENANT'S interest and
15 will not be an agent of the SELLER/LANDLORD. Information given by the SELLER/LANDLORD to a
16 Licensee acting as an agent of the BUYER/TENANT will be disclosed to the BUYER/TENANT. A
17 Licensee acting in the capacity of a Transaction Broker is not an agent for either party and does not
18 advocate the interests of either party. A Licensee acting as a Disclosed Dual Agent (**Available only in**
19 **Missouri**) is acting as an agent for both the SELLER/LANDLORD and the BUYER/TENANT, and when
20 acting as a Disclosed Dual Agent, a separate Dual Agency Disclosure Addendum is required.
21 **SELLER/LANDLORD AND BUYER/TENANT HEREBY ACKNOWLEDGE THAT THE REAL ESTATE**
22 **BROKERAGE RELATIONSHIPS BROCHURE HAS BEEN FURNISHED TO THEM, AND THAT THE**
23 **BROKERAGE RELATIONSHIPS WERE DISCLOSED TO THEM OR THEIR RESPECTIVE AGENTS**
24 **AND/OR TRANSACTION BROKERS NO LATER THAN THE FIRST SHOWING, UPON FIRST**
25 **CONTACT, OR IMMEDIATELY UPON THE OCCURRENCE OF ANY CHANGE TO THAT**
26 **RELATIONSHIP.**

27
28 **SELLER/LANDLORD AND BUYER/TENANT CONFIRMATION OF BROKERAGE AGENCY**
29 **RELATIONSHIPS:**

30
31 **A. Licensee assisting SELLER is functioning as:**

- 32
- 33 SELLER'S/LANDLORD'S Agent
- 34 Designated SELLER'S/LANDLORD'S Agent (**In Kansas, Supervising Broker acts as a**
- 35 **Transaction Broker**)
- 36 Transaction Broker and SELLER/LANDLORD agree, if applicable, to sign a Transaction Broker
- 37 Agreement. SELLER/LANDLORD is not being represented.
- 38 Disclosed Dual Agent and SELLER/LANDLORD agree, if applicable, to sign a Disclosed Dual
- 39 Agency Agreement (**Missouri Only**)
- 40 BUYER'S/TENANT'S Agent
- 41 Designated BUYER'S/TENANT'S Agent (**In Kansas, Supervising Broker acts as a Transaction**
- 42 **Broker**)
- 43 Subagent
- 44 SELLER/LANDLORD is not being represented.

45 **B. Licensee assisting BUYER is functioning as:**


- 46 BUYERS'S/TENANT'S Agent
- 47 Designated BUYERS'S/TENANT'S Agent (In Kansas, Supervising Broker acts as a Transaction
- 48 **Broker)**
- 49 Transaction Broker and BUYER/TENANT agree, if applicable, to sign a Transaction Broker
- 50 Agreement. Buyer/Tenant is not being represented.
- 51 Disclosed Dual Agent and BUYER/TENANT agree, if applicable, to sign a Disclosed Dual Agency
- 52 Agreement (Missouri Only)
- 53 SELLER'S/LANDLORD'S Agent
- 54 Designated SELLER'S/LANDLORD'S Agent in BUYER/TENANT'S Purchase of the Property
- 55 (In Kansas, Supervising Broker acts as a Transaction Broker)
- 56 Subagent
- 57 BUYER/TENANT is not being represented.
- 58
- 59

60 **SOURCE OF COMPENSATION:**

61 Brokerage fees, to include but not limited to broker commissions and other fees shall be paid out of
 62 escrow at Closing by SELLER/LANDLORD and, or, BUYER/TENANT unless otherwise described
 63 in the terms of the respective agency agreements or other SELLER/BUYER agreements.
 64 **SELLER/LANDLORD and BUYER/TENANT understand and agree that Brokers may be**
 65 **compensated by more than one party in the transaction.**

67 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
 68 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD,**
 69 **CONSULT AN ATTORNEY BEFORE SIGNING.**

71 Licensees also hereby certify that they are licensed to sell real estate in the state in which the
 72 Property is located.

73  1/26/09

SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
<input checked="" type="checkbox"/> LICENSEE ASSISTING SELLER/LANDLORD	DATE	LICENSEE ASSISTING BUYER/TENANT	DATE

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