



AGENCY DISCLOSURE ADDENDUM (Residential)

1 SELLER/LANDLORD: \_\_\_\_\_

2 BUYER/TENANT: \_\_\_\_\_

3 PROPERTY: \_\_\_\_\_

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

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

25
26 SELLER/LANDLORD AND BUYER/TENANT CONFIRMATION OF BROKERAGE AGENCY
27 RELATIONSHIPS:

28 A. Listing Licensee is functioning as:

- 29 [ ] Seller's/Landlord's Agent
30 [ ] Designated Seller's/Landlord's Agent (In Kansas, Supervising Broker acts as a Transaction
31 Broker)
32 [ ] Disclosed Dual Agent, and Seller/Landlord agree, if applicable, to sign a Disclosed Dual Agency
33 Agreement (MO Only)
34 [ ] Transaction Broker and Seller/Landlord agrees, if applicable, to sign a Transaction Broker
35 Agreement. Seller/ Landlord is not being represented.
36 [ ] Seller/Landlord is not being represented.

37
38 B. Selling Licensee is functioning as:

- 39 [ ] Buyer's/Tenant's Agent
40 [ ] Designated Buyer's/Tenant's Agent (In Kansas, Supervising Broker acts as a Transaction
41 Broker)
42 [ ] Transaction Broker and Buyer/Tenant agrees, if applicable, to sign a Transaction Broker
43 Agreement. Buyer/Tenant is not being represented.
44 [ ] Disclosed Dual Agent, and Buyer/Tenant agree, if applicable, to sign a Disclosed Dual Agency
45 Agreement (MO Only)
46 [ ] Seller's/Landlord's Agent
47 [ ] Subagent
48 [ ] Designated Seller's/Landlord's Agent in Buyer's/Tenant's Purchase of the Property (In Kansas,
49 Supervising Broker acts as a Transaction Broker)
50 [ ] Buyer/Tenant is not being represented.

51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70

**SOURCE OF COMPENSATION:**

Brokerage fees, to include but not limited to broker commissions and other fees shall be paid out of escrow at Closing by  Seller  Buyer unless otherwise described in the terms of the respective agency agreements or other Seller/Buyer agreements. **Sellers/Landlords and Buyers/Tenants understand and agree that Brokers may be compensated by more than one party in the transaction.**

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

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

_____	_____	_____	_____
SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
_____	_____	_____	_____
SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
_____	_____	_____	_____
LICENSEE ASSISTING SELLER/LANDLORD	DATE	LICENSEE ASSISTING BUYER/TENANT	DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Copyright January 2007. Last revised 11/05. All previous versions of this document may no longer be valid.