

SNYDER STRATEGY Realty, Inc.

OFFICE POLICY WITH REGARD TO AGENCY

As the Listing Company, ***SNYDER STRATEGY*** Realty, Inc. will represent the Seller exclusively as his agent.

As the Selling Company, ***SNYDER STRATEGY*** Realty, Inc. will represent the Buyer exclusively as his agent.

Under the following circumstances, ***SNYDER STRATEGY*** Realty, Inc. will represent both the Buyer and Seller and act as Limited Agents.

- The Listing Agent sells his/her own listing:
- The Agent represents either buyer or seller in a transaction with the Principal Broker or,
- The Agent represents either buyer or seller in a transaction with their own office's Managing Broker(s)

Limited Agency Authorization: If limited agency arises, Buyer/Seller acknowledges that Licensee shall not disclose the following without the informed consent, in writing, of both Buyer and Seller.

- 1) Any material or confidential information, except adverse material facts or risks actually known By the Licensee concerning the physical condition of the Property and facts required by Statute, rule, or regulation to be disclosed and that could not be discovered by a reasonable And timely inspection of the property by the parties.
- 2) That a buyer will pay more than the offered purchase price for the Property.
- 3) That a Seller will accept less than the listed price for the Property.
- 4) What motivates a party to buy, sell or lease the Property.
- 5) Other terms that would create a contractual advantage for on (1) party over another party

Buyer/Seller acknowledges that there will be no imputation of knowledge or information between any party and the limited agent or among Licensees.

Buyer/Seller acknowledges that they do not have to consent to the limited agency in this transaction.

Buyer/Seller consents voluntarily to Licensee's limited agency capacity and waive any claims, damages, losses, expenses, including attorney's fees and costs, against Licensee arising from Licensee's role of limited agent.

Acknowledgement of Additional Service from *SNYDER STRATEGY* Realty, Inc.

State law compliance requirement is mandatory storage of seller & buyer files must be stored in a legal storage software mandated by law standards for 7 years. An Administrative Regulatory Fee (Admin. Fee) must be charged to comply with state legal requirements. This is a fee implemented as a result of increased responsibility for documenting, processing, copying, 7 year storage and retrieving documents at any time by request of state & federal government and third party legal requests.

Admin. Fee on Settlement Statement is a nominal charge of \$300.

Title company will charge this nominal fee to the seller and or buyer on the Settlement Statement.

By signing below, I acknowledge and accept the above policy.

Buyer/Seller (Signature) (Date)

Buyer/Seller (Signature) (Date)

Buyer/Seller (Printed)

Buyer/Seller (Printed)