

## **AGENCY DISCLOSURE TO BUYER**

(Required by the State of North Carolina)

This is a quick note to let you know that as a REALTOR, I work, as all REALTORS do, for the seller as he has hired us to sell his house. What that means to you as a potential buyer is that I will tell you anything and everything I know about the house, property, neighborhood and any material facts affecting the property, but I am unable to reveal any personal information about the seller and I am unable to advise you as to value and/or price.

If you are a newcomer to the area, you may feel more comfortable hiring me to work for you as a Buyer's Agent. Under normal circumstances, this will not cost you any money out of pocket as I would still be paid by the seller through his offer of compensation in the Multiple Listing Services. There are a few exceptions to this rule, and I would certainly discuss them with you should they apply. When we first meet, I will give you a brochure published by the State which goes into detail regarding Agency and some various scenarios applying to when I may and when I may not represent you exclusively. In one instance, should you have any interest in a property listed by me or by my office, I am not then able to be a Buyer Agent, but can assist you as a Dual Agent in which case I would still keep your confidentiality and still treat you with honesty and fairness.

I am able to show and sell any house on the market, regardless of which company may have the listing. All the pertinent information on properties in New Bern/ Havelock/ Craven County and Carteret County is in my computer on the two Multiple Listing Services and I will gladly share all that information with you and help you find just the right place for you and your family!

I know this may be confusing, but please remember that I will in all cases, be honest, fair and straightforward with you whether I am acting as a Seller's or Buyer's agent!

**FOR A REAL GOOD REAL ESTATE EXPERIENCE, CALL  
SANDRA FOREHAND 1-800-336-5610.**