

Bidwell Village

REAL ESTATE AGENCY & FINANCIAL INTEREST DISCLOSURE NOTICE

This is not a Contract. Connecticut Law requires that you be given this notice disclosing whom the real estate license represents and that the real estate license has a financial interest in this project. The purpose of this disclosure is to enable you to make informed choices about your relationship with the real estate licensees. This disclosure is relative to the sale of condominium homes at Bidwell Village, an Active Adult Community located at 94 Stonehouse Road, Coventry, CT.

Given to: _____ **on** _____ **(Unrepresented person/persons)**

Real Estate Licenses Thomas P. Boyle & Janet H. Boyle represent the seller – Bidwell Village, LLC and have a financial (ownership) interest in the development - Bidwell Village.

Unrepresented Person(s)'s Rights and Responsibilities

1. The broker & Salespersons (referred to as agents or licensees) in this transaction owes the other party to this transaction (seller) undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure and obedience to lawful instruction, confidentiality and accountability. The agent (s) must put the other party's interest first and negotiate for the best terms and conditions for them, not for you.
2. All real estate agents, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.
3. You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance or other such matters, it is your responsibility to consult a professional in those areas.
4. Whether you are a buyer, seller, tenant, or landlord, you can choose to have the advice, assistance and representation of your own real estate brokerage firm and its agents. Do not assume that a real estate brokerage firm or its agents are representing you or are acting on your behalf unless you have contracted in writing with that real estate brokerage firm.

Acknowledge of Unrepresented Person(s)*

Signature (s)

Print Name

Date

Acknowledgement of Agent

Signature

Print Name

Date