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Fax Cover

TO:

COMPANY: NAI Commercial Properties

FROM:

DATE:

FAX NUMBER: 918-745-1120

TOTAL PAGES:
INCLUDING COVER

SUBJECT: Relationship Disclosure and Delivery

MESSAGE:

This message contains information which may be confidential and/or legally privileged. Unless you are the addressee (or authorized to receive e-mail for the addressee), you may not use, copy or disclose to anyone the message or any other information contained in the message or any attachment. If you have received this message in error, please advise the sender by reply e-mail and delete the message and any attachments and destroy all hard copies of same. Thank you.

RELATIONSHIP DISCLOSURE AND DELIVERY

TRANSACTION BROKER:

Unless there is a written agreement to the contrary, a real estate broker is a "transaction broker."

Duties and Responsibilities The transaction broker's duties and responsibilities are defined in the License Law as follows:

1. To perform the terms of the written brokerage agreement, if applicable.
2. To treat all parties with honesty.
3. To comply with all requirements of the Oklahoma Real Estate License Code and all applicable statutes and rules.
4. To exercise reasonable skill and care including:
 - a) Timely presentation of all written offers and counteroffers.
 - b) Keeping you fully informed regarding the transaction.
 - c) Timely accounting for all money and property received by the broker.
 - d) Unless required by law, the broker shall not without the express permission of the respective party, disclose the following confidential information to the other party:
 - ◆ That a party is willing to pay more or accept less than what is being offered,
 - ◆ That a party is willing to agree to financing terms that are different from those offered; and
 - ◆ The motivation of either party in selling/leasing or purchasing/renting the property.

However, the broker must disclose pertinent facts relating to the property, which have not been disclosed by the Seller, or are otherwise known by the broker.

Neither the Buyer/Tenant nor the Seller/Landlord shall be liable for the actions or words of the transaction broker.

SINGLE-PARTY BROKER:

The broker must enter into a written brokerage agreement with Buyer/Tenant or Seller/Landlord prior to providing services as a single-party broker.

Duties and Responsibilities

The single-party broker performs all of the duties performed by the transaction broker and has the following additional duties:

- 1) Perform all brokerage activities for the benefit of the party for whom the single-party broker is performing services unless prohibited by law,
- 2) Obey the specific directions of the party for whom the single-party broker is performing services unless the directions are contrary to applicable statutes and rules or to the terms of the contract between the Buyer/Tenant and Seller/Landlord,

Another difference is: *The party for whom the single-party broker is performing services may be liable for the actions and words of the broker and all licensees affiliated with the broker.*

RELATIONSHIP DISCLOSURE (Check Appropriate Boxes)

The below signed Broker is working under a Single-Party Transaction Brokerage relationship with the Seller/Landlord and/or the below signed Broker is working under a Single-Party Transaction Brokerage relationship with the Buyer/Tenant.

DELIVERY (Check Appropriate Boxes)

The Contract provides that the offer to purchase/lease shall only be a binding contract upon the agreement of all parties and delivery to each party or their Broker.

The below signed Seller/Landlord Buyer/Tenant does does not, authorize the undersigned Broker to accept delivery on his/her behalf. If authorized, the Broker does does not, agree to accept delivery.

APPROVED BY BROKER:

APPROVED BY: BUYER/TENANT SELLER/LANDLORD

Broker: NAI COMMERCIAL PROPERTIES

By: _____

Date: _____