

STANDARD BERKSHIRE COUNTY MULTIPLE LISTING SERVICE
BUYER and SELLER NOTICE OF DESIGNATED AGENCY

(For use when previous consent was obtained individually from the seller AND the buyer through their respective Consent to Designated Agency forms)

▶ **1. PARTIES.** Seller(s) Name(s) _____ ("SELLER")
 Buyer(s) Name(s) _____ ("BUYER")
 Broker / Corporation _____ ("BROKER")
 Property Address _____ ("Property")

2. NOTICE OF DESIGNATED AGENCY.

A designated agent is a licensee who has been appointed by a broker or salesperson to represent a buyer or seller and, with consent of that client, another licensee associated with the same broker is authorized to represent the other party in the same transaction.

The BROKER previously obtained consent for a designated agency relationship with both the BUYER and SELLER to occur in connection with a real estate transaction, in either an Exclusive Listing Agreement (SELLER), in an Exclusive Buyer Representation Agreement (BUYER) or in a separate form provided previously.

Broker now gives notice that designated agency has occurred and that the following licensees affiliated with BROKER represent both BUYER and SELLER in connection with the above mentioned property.

Individuals who are designated agents owe fiduciary duties to their respective clients.

- (a) The Designated Agent(s), indicated below, will owe their client(s) the duties of loyalty, full disclosure, confidentiality, to account for funds, reasonable care and obedience to lawful instruction;
- (b) All other licensees affiliated with the appointing BROKER will not represent the BUYER or SELLER nor will they owe the other duties specified in the Exclusive Right to Sell or Buy agreements
- (c) If designated agents affiliated with the same broker represent the BUYER and SELLER in a transaction, the appointing broker shall be a dual agent and neutral as to any conflicting interests of the BUYER and SELLER, but will continue to owe the BUYER and SELLER the duties of confidentiality of material information and to account for funds.

Further, Designated Agents are appointed as follows: *[name the affiliated licensee(s)]*

- **Appointed as a Designated Seller’s Agent(s):** _____
- **Appointed as a Designated Buyer’s Agent(s):** _____

BROKER:	LICENSE #	DATE
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3. ACKNOWLEDGMENT

I acknowledge receipt of this Notice of Designated Agency.

SELLER:	DATE	BUYER:	DATE
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SELLER:	DATE	BUYER:	DATE
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