



OUR AGENCY COMMITMENT

Ohio Law requires that we provide the following information and FASS Real Estate Services requests you sign these documents before we can begin to work together.

- CONSUMER GUIDE TO AGENCY RELATIONSHIPS.
- OUR AGENCY COMMITMENT AND CLIENT PREFERENCE PROFILE.

WHAT CAN YOU DO AS MY REAL ESTATE AGENT?

As my Real Estate Agent, you will do the following:

- Search for available properties that meet my needs listed below.
- Show me available properties that meet my needs and for which acceptable compensation is offered to FASS Real Estate Services by the SELLER and/or listing broker.
- Assist in the completion of the purchase agreement and other documentation necessary to purchase the property of my choice.

HOW CAN THIS CHANGE?

If I am interested in a property currently listed by my agent or by a Partnership, Team or Group of which my agent is a member, I understand that my agent will act solely on behalf of the SELLER. In this event, I understand that my agent can still do the following: assist me in preparing a purchase offer; treat me honestly and not disclose confidential information (as defined below); provide me with information on comparable sales in the area and financing options.

WHAT ELSE SHOULD I KNOW?

- I can obtain a more detailed copy of FASS Real Estate Services' Agency Policy upon request.
- I consent to my agent utilizing other FASS Real Estate Services agents to act on my behalf without further written approval during the term of this agreement or any written extensions. I understand that I have the right to cancel or veto my agent's appointment of other FASS Real Estate Services Agents to act on my behalf.
- My agent may be working with other potential buyers interested in the same or similar properties that I may wish to view or purchase.
- My agent will represent me as described above and all other FASS Real Estate Services agents may potentially represent other prospective buyers or the owner of a property that I may intend to purchase. In this situation FASS Real Estate Services, the broker, will act as a limited dual agent for both the SELLER of the property and me.
- My agent will not disclose confidential information in their possession to anyone without my consent or approval.
- Confidential information includes all information that I direct to be kept confidential, all information that is required by law to be kept confidential or that if disclosed would have an adverse effect on my position in the real estate transaction except to the extent that my agent is required by law to disclose such information. I acknowledge and agree that confidential information will not include information that is public record, authorized by me to be disclosed or information sent or received via fax or electronic mail. I understand that any information FASS Real Estate Services and its agents learned from a previous or current agency relationship with another party cannot be shared and will be kept confidential. Other than the maximum amount of money that I would pay for a property beyond the written offer price, I request the following information to be kept confidential: _____

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- I have been advised that, with any offer I make, there is the possibility that the seller or listing agent may not treat the existence of or the terms or conditions of my offer as confidential. Such confidentiality is not required of sellers under Ohio law. If the listing agent represents only the seller, that listing agent would only owe a duty of confidentiality to the seller and would owe no such duty to a buyer. This would mean that a seller could direct their listing agent to disclose the existence of an offer and the terms or conditions contained in that offer to competing buyers. I understand that FASS Real Estate Services can make my offer and/or the terms of my offer confidential if I wish to do so.
 - I acknowledge that FASS Real Estate Services does not support, promote, sanction, endorse, encourage or approve of the referral or recommendation to Sellers or Buyers by its Agents of any businesses, whether real estate related or otherwise, in which the Agent and/or any member of the Agent's immediate family or team/group member has an ownership interest or from which the Agent and/or the Agent's immediate family member or team/group member directly or indirectly receives compensation of any kind. However, the referral by Agents to businesses approved by FASS Real Estate Services such as home warranty company(ies) and/or moving services, is permitted and Agents may, subject to applicable laws, receive reasonable fees for services actually performed such as assisting in the completion of appropriate documentation. My FASS Real Estate Services Agent will identify any ownership interest he/she or any member of his/her immediate family or team/group has in any other businesses to which I am referred and will inform me if any of them may receive compensation from those businesses.



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WHAT LIMITATIONS ARE THERE FOR THESE SERVICES?

- I recognize that mold, mildew, spores and/or other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that may develop in residential properties and may affect the property. I understand that mold, in some forms, has been reported to be toxic and to cause serious physical injuries, including but not limited to: allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. I recognize that mold has also been reported to cause extensive damage to personal and real property. I acknowledge that neither FASS Real Estate Services nor my agent is qualified to inspect for or identify mold in any property that I may purchase. Further, I understand that neither FASS Real Estate Services nor my agent are qualified to provide an opinion about the existence of mold in any home that I may purchase. I am aware that I may request a specific inspection for mold in any home that I may be interested in purchasing.
- I understand that my agent is not a professional home inspector and therefore cannot provide an opinion on the condition of the homes I view. I understand that neither my agent nor FASS Real Estate Services can guarantee the information provided by the Seller on the Residential Property Disclosure Form. I understand that I may elect to hire a qualified, professional home inspector to examine and inspect any home that I am interested in purchasing.
- I understand that neither my agent nor FASS Real Estate Services will investigate whether any of the properties that I view are located in an erosion hazard area or whether there are any disclosures required pursuant to Megan's Law (O.R.C§2950. et. seq.) If these issues are important to me, FASS Real Estate Services recommends that I conduct my own investigation to obtain the necessary information.
- I understand that my agent is not a title examiner and will not conduct a search of the public records for the homes I view.
- I understand that all questions regarding title issues (e.g. liens, encroachments, easements or other encumbrances) should be directed to the escrow agent, title agent or my attorney prior to closing.

WHAT ARE MY RESPONSIBILITIES REGARDING FAIR HOUSING?

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S. C. A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or to attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

To fulfill our commitment to Fair Housing, please check all that apply: Black White Asian Hispanic Bi-Racial Other _____ Person with Disability Family with child
(Please specify)

WHEN DO WE START AND WHAT WILL IT COST?

- This NON-EXCLUSIVE AGENCY AGREEMENT will begin today and will last for a period of (please check one): One day Thirty days Ninety days _____ Days.
- This agreement can be terminated by either party at any time. (please insert a number)
- There is no charge for this Non-Exclusive Agency Agreement. However, in the event I purchase a property with your assistance, I agree to pay FASS Real Estate Services an Administrative Service Fee of two hundred twenty five ⁰⁰/₁₀₀ dollars (\$225.00) which will be collected by the escrow agent and paid at the time of title transfer.

SIGNATURES: By signing below, client represents that he/she is not currently represented by another real estate Broker in an exclusive agency agreement and is fully able to enter into this agency agreement.

Client Signature Date

Agent Name Office Phone/Cell Phone/Email

Client Signature Date



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Buyer has _____ (please initial) received a copy of the Federal E.P.A. Lead-Based Paint pamphlet entitled "Protect Your Family From Lead in Your Home." Buyer is advised that they are entitled to a disclosure received from the Seller of any property built prior to 1978. This form must include information on lead-based paint hazards from risk assessments or inspections in the Sellers' possession.

Source of Buyer: personal referral Internet advertising floor call/walk in
 company referral sign call met at open house

How were the properties selected? Buyer requested to see one specific home.
 Computer generated based on area stated by Buyer. (If so, attach computer search)
 Internet generated based on area stated by Buyer. (If so, attach computer search)

Please provide your telephone number and/or email address if you wish to receive information regarding available properties and services.

Name(s) *Email Address*

Address *City* *State* *Zip*

Phone (work) *Phone (home)* *Phone (fax)*

Client Preference Profile; Please Print:

Do you have specific home(s) you would like to see: (list below) _____

What areas would you like to look at? _____

What other areas would you consider? _____

Would you like to receive community resource information on the above areas? Yes _____ No _____

What features are most important in your next home? _____

How much do you want to spend? _____

How was this determined? _____

Have you been prequalified by a lender? No _____ Yes _____ By whom? _____

Would you like a no obligation prequalification from a FASS Mortgage representative? Yes _____ No _____

Please describe more fully the home you are looking for: _____

I AGREE TO EXTEND MY AGENCY RELATIONSHIP WITH FASS REAL ESTATE SERVICES:

From: _____ To: _____ Initials: _____

From: _____ To: _____ Initials: _____

