Brokerage Name: Hudson Homes Management (CT) LLC

License Number: 183797

Brokerage Address: 2711 N Haskell Avenue, Ste 2100

Dallas, TX 75204

Phone: 1-877-565-4669

OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO LANDLORD OR TENANT OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following: ☐ Property Management Agreement ☐ Lease/Rental Agreement
1. Duties and Responsibilities. A Broker who provides brokerage services to one or both Parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the Party or Parties signing a contract to sell, purchase, lease, option, o exchange real estate.
A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one Party, or working with both Parties: A. treat all Parties to the transaction with honesty and exercise reasonable skill and care; B. unless specifically waived in writing by a Party to the transaction: 1) receive all written offer and counteroffers; 2) reduce offers or counteroffers to a written form upon request of any Party to a transaction; and 3) present timely all written offers and counteroffers. C. inform, in writing, the Party for whom the Broker is providing brokerage services when an offer is made that the Party will be expected to pay certain closing costs, brokerage service costs and the approximate amount of the costs; D. keep the Party for whom the Broker is providing brokerage services informed regarding the transaction; E. timely account for all money and property received by the Broker; F. keep confidential information received from a Party or prospective Party disclosing the information unless consent to the disclosure is granted in writing by the Party or prospective Party disclosing the information unless consent to the disclosure is granted in writing by the Party or prospective Party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction: 1) that a Party or prospective Party is willing to pay more or accept less than what is being offered, 2) that a Party or prospective Party is willing to pay more or accept less than what is being offered, 3) the motivating factors of the Party or prospective Party burchasing, selling, optioning or exchanging the property, and 4) information specifically designated as confidential by a Party unless such information is public. G. disclose
contacts that same Firm to see the property. If the prospective Tenant wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both Parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each Party When a Broker provides brokerage services to a landlord under a property management agreement, the services provided to the Tenant by the Broker shall not be construed as creating a broker relationship with the Broker and the Tenant unless otherwise agreed to in writing; however, the Broker owes to the tenant the duties of honesty and exercising reasonable skill and care.
3. Broker providing fewer services. If a Broker intends to provide fewer brokerage services than those required to complete a transaction, the Broker shall provide written disclosure to the Party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the othe Party in the transaction is not required to provide assistance with these steps in any manner.
4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each Party in a separate provision, incorporated in or attached to the contract to sell, purchase, lease, option or exchange real estate.
I understand and acknowledge that I have received this notice on day of, 20
(Print Name) (Signature)
(Print Name) (Signature)