UNREPRESENTED BUYER DISCLOSURE

Document updated: November 2024



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.





1.	Buyer(s): ("Unrepresented Buyer")
2.	Seller(s):("Seller"
3.	Coller Prokers
4.	acting through,
5.	AGENT NAME , AGENT NAME ("Premises")
6. 7. 8.	SELLER BROKER INFORMED UNREPRESENTED BUYER OF THEIR RIGHT TO HIRE A BUYER BROKER WHO WOULD REPRESENT ONLY THEM. HOWEVER, UNREPRESENTED BUYER HAS ELECTED NOT TO BE REPRESENTED BY A BUYER BROKER IN THE PURCHASE OF THE PREMISES AND ACKNOWLEDGES THE FOLLOWING:
9. 10. 11. 12. 13.	and may conduct other activities to accomplish the sale of the Premises. However, all such activities are performed solely or behalf of Seller to facilitate a successful sale of their Premises, and not for the benefit of Unrepresented Buyer and does no
14. 15.	(b) Real Estate Agency Disclosure and Election Form (READE). Unrepresented Buyer should review and sign the READE Form acknowledging that Seller Broker only represents Seller and not Unrepresented Buyer.
16. 17. 18.	accounting. Because Seller Broker has a duty to disclose information to Seller, Unrepresented Buyer should not disclose any
19. 20. 21. 22.	to deal fairly does not include giving advice to Unrepresented Buyer on the steps they should take to protect their own interests provide interpretation of contract terms or notify them of deadlines. Unrepresented Buyer acknowledges that statements made by
23. 24. 25. 26.	to hire their own professionals to advise them in matters of real estate, inspection, contract timelines, financing, zoning, law, tax insurance, or any other area they deem appropriate to assist them in purchasing the Premises. Unrepresented Buyer assumes all
27. 28.	(f) Compensation . Seller Broker compensation is not set by law, is fully negotiable, and shall be paid by the Seller pusuant to separate agreement.
29.	I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND UNDERSTAND ITS CONTENT
	^ UNREPRESENTED BUYER'S SIGNATURE DATE
	^ PRINTED NAME ^ PRINTED NAME