

SELLER NOTICE

[*Brokerage*] has been notified via the listing agent and/or the MLS that the listing agent of your property has requested that offers be delivered directly to you as opposed to being delivered to your agent at his/her office as is more the norm for our area.

In our attempt to comply with this request, we are delivering the attached paperwork directly to you for your analysis.

As the buyer's agent in this transaction, we have a fiduciary relationship with the buyer and do not represent you (the seller), as noted on the attached State of Ohio *Disclosure of Agency Relationship* form. It is therefore inappropriate for our [*Brokerage*] agent to discuss strategy or advise you in any way on your options as a seller. Should you need such assistance in evaluating the offer, we urge you to contact your listing agent or personal legal counsel.

If your listing agent refuses to provide you assistance, you may contact the Ohio Division of Real Estate. The Division accepts consumer complaints regarding the conduct of real estate licensees. More information on the complaint process is available on the Division website at www.com.state.oh.us/real.

Thank you for your understanding of our situation. We hope that we will be able to bring this transaction to a satisfactory conclusion to the benefit of all parties.

[*Brokerage*]

By: _____ Date: _____
[*Brokerage*] Sales Associate