

McGEE REAL ESTATE COMPANY, INC.

AGENCY POLICY

Policy Statement

McGee Real Estate Company, Inc. strictly adheres to the agency laws as set forth by the South Carolina Real Estate Commission. Each McGee Real Estate Company, Inc. Agent is tasked with fully explaining Real Estate Agency to all Clients and Customers. When contracted to exclusively represent a Buyer or Seller, McGee Real Estate Company, Inc. will provide to its Clients undivided loyalty, obedience, reasonable care and diligence, confidentiality, full disclosure and accounting.

DEFINITIONS

- AGENCY A relationship in which a Seller or Buyer delegates to a Real Estate company the right to act for and represent his or her interest in a real estate transaction.
- CLIENT A person who establishes an Agency relationship and agrees to be represented by an Agent in a Real Estate transaction.
- CUSTOMER A person who seeks to purchase or sell Real Estate, but who has not established an Agency relationship and is not represented by an agent.

TYPES OF AGENCY RELATIONSHIPS

1. Agent for Seller – McGee Real Estate Company, Inc. will represent the Seller when the Seller has entered into a contract to Sell property exclusively through McGee Real Estate Company, Inc. and another Real Estate Company represents the Buyer. Relationship #3 will apply when McGee Real Estate Company, Inc. also represents the Buyer.
2. Agent for the Buyer – McGee Real Estate Company, Inc. will represent the Buyer when the Buyer has entered into a contract to be exclusively represented by McGee Real Estate Company, Inc. Relationship #3 will apply when the Client selects to preview or purchase a property listed by McGee Real Estate Company, Inc.
3. Limited Dual Agent for both the Buyer and Seller – McGee Real Estate Company, Inc. will represent both the Buyer and Seller in a Limited Capacity when the Buyer and Seller have both previously entered into a contract to be exclusively represented by McGee Real Estate Company, Inc. Prior to adopting this type of agency, both parties must sign a S.C. Real Estate Commission Dual Agency Agreement.

Sub Agency

McGee Real Estate Company, Inc. does not recognize other Real Estate Companies as Sub Agents of McGee Real Estate Company, Inc. nor do they allow McGee Real Estate Company, Inc. to act as Sub Agents of other Companies without prior approval from the Broker-In-Charge.

Customer Relationship

After reviewing the South Carolina Real Estate Commission's Agency Disclosure Form, a prospective Buyer may choose to be a Customer only and not enter into an Agency Agreement with McGee Real Estate Company, Inc. It must be noted that as a Customer the prospective Buyer can only purchase property through McGee Real Estate Company, Inc. that is presently listed by McGee Real Estate Company, Inc., unless the customer becomes a Client. Then, as a Client, they may purchase property that is listed by other real estate companies or private owners. A Customer can become a Client by signing a Buyer Broker Agreement.

A Client cannot choose to become a Customer because of the confidential knowledge that the Agent has previously obtained. McGee Real Estate Company, Inc. maintains a strong policy upholding all State and Federal Fair Housing Laws.

I understand that I am not relieved of my responsibility to protect my own interest, which may include, at my discretion, seeking legal, accounting or other professional advice.

Acknowledgement

As evident by my signature below I acknowledge that _____, an Agent of McGee Real Estate Company, Inc. has thoroughly explained Agency Policy as it pertains to Real Estate transactions.

Certification

As evident by my signature below, I certify that I have not entered into an Agency Agreement/Contract with any other Real Estate Company.

Signatures:

(Date)

(Buyer or Seller)

(Date)

(Buyer or Seller)

(Date)

(Licensee)