

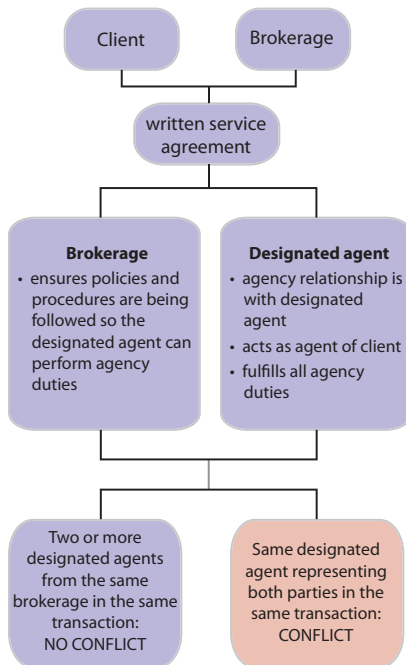
Designated "Agency Relationships" section in the APS

About designated agency

In a designated agency brokerage, representation is by the designated agent(s) specified in the Brokerage Agreement, not all licensees engaged by the brokerage (common law). In a designated agency situation, a seller and a buyer can receive the benefit of agency representation, complete with the undivided loyalty, advice and advocacy of their respective licensees, while the brokerage remains impartial.

The licensee that writes the offer completes the Agency Relationship section of the Agreement of Purchase and Sale for both parties. The following examples demonstrate the four possible ways to complete the Agency section based on the relationships the buyer and seller hold with the brokerage(s). If the agency relationship status of the seller is unknown, i.e. whether the seller is a client or a customer, contact the brokerage advertising the listing and ask.

Licensees who form a selling or buying team are considered one designated agent. If a team represents both parties to a transaction, complete the transaction brokerage section of the APS.



Simple Agency

The seller is represented by one brokerage or designated agent and the buyer is represented by another brokerage or another designated agent.

AGENCY RELATIONSHIP

12. The Seller and the Buyer acknowledge having received, read and understood the brochure entitled "Working With A Real Estate Industry Member" and acknowledge and confirm as follows:
- (a) The Seller does does not have an agency relationship with XYZ Designated Realty BROKERAGE and Mary MacDonald BROKERAGE REPRESENTATIVE
- (b) The Buyer does does not have an agency relationship with XYZ Designated Realty BROKERAGE and Jane Doe BROKERAGE REPRESENTATIVE
- (c) The Buyer and the Seller acknowledge that upon signing this Agreement they will have consented to a Transaction Brokerage relationship with _____ BROKERAGE and _____ BROKERAGE REPRESENTATIVE and _____ BROKERAGE REPRESENTATIVE

Seller Customer

The buyer is represented by the designated agent or team and the seller is a customer.

AGENCY RELATIONSHIP

12. The Seller and the Buyer acknowledge having received, read and understood the brochure entitled "Working With A Real Estate Industry Member" and acknowledge and confirm as follows:
- (a) The Seller does does not have an agency relationship with XYZ Designated Realty BROKERAGE and Jane Doe BROKERAGE REPRESENTATIVE
- (b) The Buyer does does not have an agency relationship with XYZ Designated Realty BROKERAGE and Jane Doe BROKERAGE REPRESENTATIVE
- (c) The Buyer and the Seller acknowledge that upon signing this Agreement they will have consented to a Transaction Brokerage relationship with _____ BROKERAGE and _____ BROKERAGE REPRESENTATIVE and _____ BROKERAGE REPRESENTATIVE

Buyer Customer

The seller is represented by the designated agent or team and the buyer is a customer.

AGENCY RELATIONSHIP

12. The Seller and the Buyer acknowledge having received, read and understood the brochure entitled "Working With A Real Estate Industry Member" and acknowledge and confirm as follows:
- (a) The Seller does does not have an agency relationship with XYZ Designated Realty BROKERAGE and Jane Doe BROKERAGE REPRESENTATIVE
- (b) The Buyer does does not have an agency relationship with XYZ Designated Realty BROKERAGE and Jane Doe BROKERAGE REPRESENTATIVE
- (c) The Buyer and the Seller acknowledge that upon signing this Agreement they will have consented to a Transaction Brokerage relationship with _____ BROKERAGE and _____ BROKERAGE REPRESENTATIVE and _____ BROKERAGE REPRESENTATIVE

Transaction Brokerage

The buyer and the seller are both represented by the designated agent (a team in this example).

AGENCY RELATIONSHIP

12. The Seller and the Buyer acknowledge having received, read and understood the brochure entitled "Working With A Real Estate Industry Member" and acknowledge and confirm as follows:
- (a) The Seller does does not have an agency relationship with _____ BROKERAGE and _____ BROKERAGE REPRESENTATIVE
- (b) The Buyer does does not have an agency relationship with _____ BROKERAGE and _____ BROKERAGE REPRESENTATIVE
- (c) The Buyer and the Seller acknowledge that upon signing this Agreement they will have consented to a Transaction Brokerage relationship with XYZ Designated Realty BROKERAGE and Mary MacDonald BROKERAGE REPRESENTATIVE and Harold MacDonald BROKERAGE REPRESENTATIVE