

**Home Buyers Best Realty LLC**  
**Thomas Wemett - Lic. R.E. Broker**  
**Office Policy With Respect To**  
**Conflicts of Interest**

Broker may have a conflict of interest with respect to a property the Buyer may be interested in, such as but not limited to those noted below. Should Buyer wish to pursue a purchase of such property, Broker agrees, upon written request from Buyer, to cancel the Buyer Agency Contract between them and to release Buyer from any further obligation or liability under the terms of same with regard to any such specific property.

Broker agrees to immediately notify Buyer of any potential conflict(s) as soon as reasonably possible.

**POSSIBLE CONFLICTS:**

**Seller Clients** - Broker never represents sellers and thus never has a conflict of interest as other brokerages might who also represent sellers. However, there are several situations where we might have a conflict as noted below.

**Other Buyer Clients** - Broker could show or present the same property to other Buyer Clients. However, it would be a conflict of interest for Broker to represent more than one Buyer Client at a time on a property. Broker would not be able to represent Buyer if another Buyer Client has already expressed an interest in submitting an offer on property Buyer may be interested in. Broker would be involved in setting negotiation strategy, pricing and terms for two Clients, pitting one against the other. Therefore, Broker will negotiate a deal to a conclusion on behalf of the first Buyer Client who expresses an interest in submitting an offer on such property.

**Ownership Interest** - It would be a conflict of interest for Broker to represent Buyer in any transaction in which Broker, or any of Broker's Licensees or employees, has an ownership interest in or is related to or very close friends or associates of the Seller of a property Buyer may be interested in. This is probably the most visible conflict. It would be pretty difficult for Broker to truly represent a Buyer Client against themselves or a relative or very close friend.

**Property Owned By Another Buyer Client** - It would be a conflict of interest for Broker to represent Buyer in any transaction in which the Seller of property Buyer may be interested in is also a Buyer Client of Broker. This happens when a Buyer Client of Broker has a home for sale. This Buyer Client needs to get the highest price and best terms with regard to the sale of their home. This conflicts with the needs of Buyer, who would like to get the lowest price and best terms in their favor. Hence the conflict of interest for the Broker, who would have confidential information on both parties and be involved in possibly providing advice to both sides of the transaction.

Initials: \_\_\_\_\_