



Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the licensee is simply responding to requests for information, and the licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the licensee is not confidential. Duties owed to the consumer by a licensee include:</p> <ol style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information know by a license regarding the physical condition of a property; and e. Timely accounting of all money and property received by a licensee. <p>Consumer Initials: _____ / _____ Date: _____</p> <p>NOTE: If the consumer transitions to Representation, the relationship CANNOT revert back to Specific Assistance.</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all consumers in a transaction. Duties owed to a consumer by a licensee include:</p> <ol style="list-style-type: none"> a. All duties owed by a Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to a consumer; c. Timely disclosure of conflicts of interest to a consumer; d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee; e. Not disclosing confidential information during or after representation without written consent of the consumer unless required by law; and f. Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>
Neutral Licensee	
<p>Alaska Law allows for a Licensee to assist the seller/lessor AND the buyer/lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to a consumer by a Neutral Licensee include:</p> <ol style="list-style-type: none"> a. All duties owed by a licensee providing Specific Assistance; b. Duties a, b, c, d, and e, owed by a licensee providing Representation; and c. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Rights to be Represented)</p>	

Acknowledgement: The below Consumer(s) has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:				
Licensee Name:		Signature:		Date:
Consumer Name:		Signature:		Date:
Consumer Name:		Signature:		Date:

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –



THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

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Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee relationship with the Consumer, in a single transaction.

****Relationship MUST be indicated for each Licensee listed below.**

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N

TEAMS: If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Team Name:

Acknowledgement: The below consumer(s) has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The consumer(s) further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

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