HAWAI'I LIFE
REAL ESTATE BROKERS

"Customer" Seller Disclosure

The information below is intended to provide "Customer" Sellers of Hawaii Life Real Estate Brokers with information about our obligations to you as our customer, as well as our obligations to our clients whose property we have listed for sale. **Hawaii Life Real Estate Brokers strongly advises you to seek legal and professional counsel. The document(s) you are about to sign are legal and binding documents.**

As a prospective Customer Seller, we are obligated to disclose to you:

- Hawaii Life Real Estate Brokers and all it's Realtors, Brokers and Salespersons, are the AGENTS OF THE BUYER.
- Hawaii Life Real Estate Brokers owes fiduciary duties to the Buyer.
- Hawaii Life Real Estate Brokers cannot disclose confidential information about the Buyer to you or anyone else.
- Hawaii Life Real Estate Brokers does not owe you as a Customer Seller the duty of confidentiality - you should not disclose anything to Realtors, Brokers and Salespersons of Hawaii Life Real Estate Brokers that you would not tell the Buyer directly.
- Hawaii Life Real Estate Brokers cannot offer or suggest points regarding negotiation that would favor your position over that of the Buyer(s).

Although Realtors, Brokers and Salespersons of Hawaii Life Real Estate Brokers cannot represent you as your Agent, we can provide you with a variety of information and assistance such as:

- Properties currently listed for sale, and their asking price.
- Prices of comparable properties recently sold.
- Referrals to vendors and other professionals.
- Assistance in preparing and submitting Disclosures, Counter Offers etc., to the Buyer.
- Guidance through the escrow process to closing.

Hawaii State law requires us, as licensed Real Estate Brokers, to treat you honestly and fairly at all times:

- We must promptly provide copies of all signed paperwork to you.
- We must promptly present all signed counter offers to the Buyer(s).
- We must disclose all material facts about the property that we are aware of or should reasonably be aware of.
- We must respond honestly and accurately to questions concerning the property.
- We must offer the property for sale under the guidelines of the Federal and Hawaii State Fair Housing laws.

I have received, read, and understood the information above.

"Customer" Seller	Date	Hawaii Life Agent	Date
"Customer" Seller	Date	Broker-In-Charge Hawaii Life Real Estate Brokers	Date

All other terms and conditions of the Purchase Contract remain unchanged and in full force and effect.