

# US PROPERTIES-SC, LTD

## AGENCY POLICY

### Policy Statement

US Properties-SC, Ltd strictly adheres to the agency laws as set forth by the South Carolina Real Estate Commission and the ethics guidelines prescribed by the National Association of Realtors. Each US Properties-SC, Ltd agent is tasked with explaining Real Estate Agency to all Clients and Customers. When contracted to exclusively represent a Buyer or Seller, US Properties-SC, Ltd 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 real estate but who has not established an agency relationship and is not represented by an agent.

### US Properties-SC, Ltd offers the following types of Agency as explained in the LLR Agency Disclosure Brochure:

1. Agency Single
2. Disclosed Dual Agency
3. Designated Agency

### US Properties-SC, Ltd does not offer Sub Agency

US Properties-SC, Ltd does not recognize other real estate companies as sub agents of US Properties-SC, Ltd nor does it allow US Properties-SC, Ltd agents to act as sub agents of other real estate companies.

### Customer Relationships

As explained in the LLR Agency Disclosure Brochure, the Buyer may choose to be a customer only. However, it must be noted that as a customer the Buyer may only purchase property that is presently listed by US Properties-SC, Ltd. If I elect to become a client, I will enter into a written Buyer Agency Agreement or an Exclusive Right to Sell Agreement.

### Acknowledgment

As evidenced by my signature below I acknowledge receiving, reading and understanding the South

Carolina Real Estate Commission's Agency Disclosure form and by initial(s) elect to:

\_\_\_\_\_ Self-Represent and remain a CUSTOMER

\_\_\_\_\_ Have a CLIENT relationship with US Properties-SC, Ltd

**Certification**

As evidenced by my signature below, I certify that I have not entered into an Agency Agreement/Contract with any other real estate company/agent.

\_\_\_\_\_ Date

\_\_\_\_\_ Seller - Buyer

\_\_\_\_\_ Date

\_\_\_\_\_ Seller - Buyer

\_\_\_\_\_ Date

\_\_\_\_\_ US Properties-SC, Ltd Associate