



SELLER NON-AGENCY AGREEMENT (C.A.R. Form SNA, Revised 4/02)

1. PARTIES AND PROPERTY:

- A. Seller is the owner of real property described as... Assessor's Parcel No. ... situated in ... County of ... California ("Property").
B. Buyer has made, or is contemplating making, an offer to purchase the Property.
C. Broker is a California real estate licensee who represents Buyer.
D. Listing Broker is a real estate licensee, other than Broker, who has entered into a written agreement with Seller for the marketing and sale of the Property.

2. NO REPRESENTATION OF SELLER BY BROKER: Seller understands and agrees to the following:

- A. Broker does NOT represent Seller and Broker will NOT be Seller's agent during any negotiation or transaction that results between Buyer and Seller regarding the Property.
B. Broker does NOT represent Seller and Broker will NOT be Seller's agent even though Broker may receive compensation, directly or indirectly, from Seller.
C. Broker does NOT represent Seller and Broker will NOT be Seller's agent even though Broker may provide Seller forms describing agency relationships as required by law or otherwise.

3. REPRESENTATION OF SELLER BY OTHERS: (check box that applies)

- Box 1: Seller is represented by Listing Broker. Any questions that Seller may have regarding the scope of that representation should be directed to Listing Broker.
Box 2: Seller is not at this time represented by a real estate licensee. Seller has the right to enter into an agency relationship with a real estate licensee, other than Broker, at any time during any negotiation or transaction regarding the Property.

4. REPRESENTATION OF BUYER BY BROKER: Broker will act as the agent of Buyer exclusively during any negotiation or transaction regarding the Property.

5. BROKER COMPENSATION: Broker, either directly or through escrow, will receive compensation in the transaction as follows: (Check all boxes that apply)

- Box 1: From Seller, pursuant to a separate written agreement between Seller and Broker.
Box 2: From Listing Broker, pursuant to a Multiple Listing Service or separate agreement between Listing Broker and Broker.
Box 3: From Buyer.

6. STATUTORY AGENCY COMPLIANCE: (Applies if the Property includes residential property with one-to-four dwelling units.)

- A. DISCLOSURE: A "Disclosure Regarding Real Estate Agency Relationships" form is attached to provide additional information on the duties of a real estate broker to a buyer and seller in a transaction.
B. CONFIRMATION: Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or coincident with Seller's execution of a purchase agreement.

7. OTHER ADVICE: Seller is advised to seek real estate, legal, tax, insurance, title and all other desired assistance from appropriate professionals.

8. ACKNOWLEDGMENT:

By signing below, Seller acknowledges that Seller has read, understands, accepts and has received a copy of this Agreement.

Seller \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Broker (Firm) \_\_\_\_\_

By (Agent) \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_ Broker or Designee \_\_\_\_\_

