

MULTIPLE LISTING SERVICE OF THE
**GREATER VANCOUVER
REAL ESTATE BOARD**

**LIMITED DUAL AGENCY AGREEMENT
(CONSENT TO AGENT ACTING FOR BOTH BUYER/
TENANT AND SELLER/LANDLORD AND TO LIMITING
THE SCOPE OF THE AGENCY RELATIONSHIP)**

BETWEEN: _____

("AGENT")

AND: _____

("BUYER/TENANT")

AND: _____

("SELLER/LANDLORD")

RE: _____

("PROPERTY")

In order to facilitate the purchase and sale/lease of the Property, the Buyer/Tenant, the Seller/Landlord, and the Agent hereby acknowledge and agree each with the other as follows:

1. The Buyer/Tenant and the Seller/Landlord acknowledge and agree that it is not a breach of duty to either of them for the Agent to act as agent for both the Buyer/Tenant and the Seller/Landlord and they hereby authorize and consent to the Agent acting for both the Buyer/Tenant and the Seller/Landlord as a limited dual agent with respect to the purchase and sale/lease of the Property.
2. Any previous agreements entered into between the Agent and either the Buyer/Tenant or the Seller/Landlord and the agency duties created by such agreements are hereby modified by this Agreement and shall continue in full force and effect except as modified herein. In the event of conflict the provisions of this Agreement will apply.
3. The Buyer/Tenant and the Seller/Landlord acknowledge and agree that with respect to the purchase and sale/lease of the Property the Agent and its salespersons will be the agent for both the Buyer/Tenant and the Seller/Landlord and will represent both parties as a limited dual agent with the following changes and limitations to its duties as agent:
 - a) the Agent will deal with the Buyer/Tenant and the Seller/Landlord impartially;
 - b) the Agent will have a duty of disclosure to both the Buyer/Tenant and the Seller/Landlord except that:
 - i) the Agent will not disclose that the Buyer/Tenant is willing to pay a price or agree to terms other than those contained in the Offer, or that the Seller/Landlord is willing to accept a price or terms other than those contained in the Listing;
 - ii) the Agent will not disclose the motivation of the Buyer/Tenant to buy or the Seller/Landlord to sell unless authorized by the Buyer/Tenant or the Seller/Landlord;
 - iii) the Agent will not disclose personal information about either the Buyer/Tenant or the Seller/Landlord unless authorized in writing;
 - c) without limiting 3(b) the Agent will disclose to the Buyer/Tenant defects about the physical condition of the Property known to the Agent.
4. The Buyer/Tenant and Seller/Landlord have both received, read and understood the British Columbia Real Estate Association brochure *Working With a Real Estate Agent*.

SIGNED, SEALED AND DELIVERED THIS _____ DAY OF _____ YR. _____

AGENT PER SALESPERSON

AGENT PER SALESPERSON

BUYER'S/TENANT'S SIGNATURE ●

WITNESS TO BUYER(S)/TENANT(S) SIGNATURE

BUYER'S/TENANT'S SIGNATURE ●

SELLER'S/LANDLORD'S SIGNATURE ●

WITNESS TO SELLER(S)/LANDLORD(S) SIGNATURE

SELLER'S/LANDLORD'S SIGNATURE ●

