

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY, OR TRANSACTION-BROKERAGE.

PROFORMANCE PROPERTIES INC.

9035 Wadsworth Pkwy, Suite 2000
Westminster, Colorado 80021

(303) 423-2385



**BROKERAGE DISCLOSURE
TO BUYER**

**DEFINITIONS OF WORKING
RELATIONSHIPS**

For purposes of this disclosure, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

The Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

A Rental Home

CHECK ONE BOX ONLY:

- Customer:** The Broker is the seller's agent and the Buyer is a customer.
- Customer for Broker's Listings - Transaction-Brokerage for Other Properties:** When the Broker is the seller's agent, the Buyer is a customer. When the Broker is not the seller's agent, the Broker is a transaction-broker assisting in the transaction.
- Transaction-Brokerage Only:** The Broker is a transaction-broker assisting in the transaction.

If the Broker is acting as a transaction-broker, Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

THIS IS NOT A CONTRACT.

BUYER ACKNOWLEDGEMENT:

The Buyer acknowledges that the Buyer has received this Brokerage Disclosure to Buyer on _____.

_____ Buyer	_____ Buyer
_____ Buyer	_____ Buyer

BROKER ACKNOWLEDGEMENT:

On (date) _____, Broker provided _____

(Buyer) with this Brokerage Disclosure to Buyer at _____ (location) and retained a copy for the Broker's records.

Broker Mark A. Glenn
Mark A. Glenn

PROFORMANCE PROPERTIES INC.

Brokerage Firm's Name:

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (BD24-5-04)

PROformance Properties Inc.

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PHONE: 303-420-4472 FAX: 720-898-0890 website: www.proformancere.com
A \$35.00 PER PERSON APPLICATION FEE IS REQUIRED TO PROCESS THIS APPLICATION

PROPERTY ADDRESS: _____

Applicant's Name: _____ Date of Birth: _____

Phone Numbers: _____ Email: _____

SSN: _____ D/L Number: _____ State: _____

Present Street Address: _____

City/State/Zip: _____

Date From: _____ To: _____ Landlord: _____

Landlord Phone Number: _____ Fax Number: _____

Reason for Moving: _____

Previous Address:(if above less than two years) _____

City/State/Zip: _____

Date From: _____ To: _____ Landlord: _____

Landlord Phone Number: _____ Fax Number: _____

Reason for Moving: _____

Have You or Co-Applicant Ever Been Evicted? _____ Broken A Lease? _____

Explanation: _____

Total # of Persons to Occupy Property: _____ #Adults _____ #Children Any Smokers?? _____

List ALL Other Persons to be occupying the property:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

EMPLOYMENT

Applicant's Present Employer: _____ Position: _____

Business Address: _____ Phone: _____

City/State/Zip: _____

Supervisor: _____ Employed Since: _____ Gross Monthly Salary: _____

Additional Income: (if any) _____ Source: _____

VEHICLES REGISTERED TO YOU

Make and Year: _____ Color: _____ License # and State: _____

Make and Year: _____ Color: _____ License # and State: _____

PETS

Do you own any pets?: _____ How Many? _____ Kind: _____ Breed: _____

Weight: _____ Age: _____ Spayed /Neutered: _____ Male /Female: _____

EMERGENCY CONTACTS

Name: _____ Relationship: _____

Address: _____ Phone#: _____

Name: _____ Relationship: _____

Address: _____ Phone#: _____

MISC.

What Date of Move-IN are you looking for: _____ Lease Term? _____

Broker is a limited agent of the Seller/Owner and represents only the Seller/Owner. I, the undersigned, hereby solemnly certify that the above is a true and accurate statement of my financial status of this date. I understand that a credit reporting agency will prepare a full credit report, and hereby authorize the release of all credit and other applicable information to PROformance Properties, Inc. I also understand that if all terms of my lease agreement are not kept, information may be given to a credit reporting agency. The above information is confidential and is for the sole use of PROformance Properties Inc., the credit reporting agency, and the owner of the subject property. I also understand that I am required to pay the non-refundable fee to PROformance Properties Inc. to offset the expense of obtaining said credit reports and processing this application. The undersigned hereby waives all right of action for any consequence resulting from such information provided to PROformance Properties Inc.

Applicant's Signature: _____ Date: _____