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## Quick explanation on State of Alaska Commission Consumer Disclosure

This form is pretty self-explanatory, but let's just walk through this quickly

### Specific Assistance:

This is if I was holding an open house on one of my listings and you want to buy it. I represent the seller only, but I can assist you with putting this contract together. I cannot tell you anything about the sellers that they don't want me to tell you, but I can tell my sellers anything you say, because I don't represent you, I am assisting you.

Best advice, get your own representation, I can help you, treat you fairly and honestly, get things done in a timely manner and care about you and your transaction. But I cannot advise you on how to negotiate. You have to know what you want to do.

### Representation:

This is me representing you exclusively! Like a lawyer, I only represent one side. If you are a buyer or a seller, I only represent one party to the contract. All the things listed on this sheet, a through f I owe you as your representative.

### Neutral Licensee:

This is when I don't represent either party. If I have a client wants to sell their house to their neighbor, I prepare documents for them and get it to closing. However, they have to negotiate it all themselves. I just get all their documents done, work with the lenders, order all the inspections etc, but I don't negotiate and terms, dates, prices, or repairs. It's all up to the buyer and seller. This is usually done for a lesser commission too.

Call me if you have questions on this and we can go over it together.