



Information and Disclosure to Self-represented Party

DESIGNATED REPRESENTATION VERSION

You are receiving this form because you are not a client of a brokerage, and you might receive assistance from the real estate agent who is representing a client on the other side of the transaction. The real estate agent has an obligation to promote and protect the best interests of the agent's client.

What is a self-represented party?

If you are involved in a real estate transaction and are not a client of a real estate brokerage, you are considered a *self-represented party*. This means you have chosen not to work with a real estate agent, and should understand the rights, obligations, and risks of representing yourself in a real estate transaction. Very few buyers or sellers make this choice.

This form is produced by the Real Estate Council of Ontario (RECO).

RECO regulates real estate agents and brokerages, educates consumers, and promotes a safe and informed real estate marketplace. RECO administers and enforces the *Trust in Real Estate Services Act, 2002*.

Find out more on [RECO's website](#).

Understand the risks

There are significant risks to representing yourself in a real estate transaction if you do not have the knowledge and expertise required to navigate the transaction on your own. You will be dealing with a seller or buyer who is benefitting from the services, opinions, and advice of a real estate agent.

It's important to understand that the agent has a legal obligation to do what is best for their buyer or seller client. If you are a buyer, for example, the agent is working for the seller and must promote and protect the seller's interests in the transaction.

Be aware that the agent is obligated to share anything you tell them with their client, including:

- your motivation for buying or selling the property;
- the minimum or maximum price you are willing to offer or accept; and,
- your preferred terms or conditions for an agreement of purchase and sale.

The real estate agent might provide you with assistance. It is important to understand any assistance that might be provided by the agent:

- **must** be a service to their client, or incidental to a service to their client;
- **must** promote and protect the best interests of their client; and,
- **must not** include opinions or advice to you related to the transaction.

Get independent professional advice

RECO recommends that you seek independent professional advice before proceeding or receiving assistance from the real estate agent. You are not a client of the agent. The real estate agent cannot act in your best interests, and you should not rely on the agent's knowledge, skill, or judgment in this transaction.

You have the right to change your mind

If, after reading this form and the *RECO Information Guide* the real estate agent provided, you are considering becoming a client of a brokerage because you would like to benefit from the services, opinions, and advice that a real estate agent can offer, you have a right to seek services and representation from a different designated representative — an agent who can represent you in the transaction — or a different brokerage.

Disclosure to Self-represented Party

Brokerage disclosure details

The real estate agent named below, is representing a client of the brokerage in this transaction. The brokerage and real estate agent named below are not providing services to you, representing you, or acting on your behalf in this transaction.

Brokerage name

Real estate agent (broker or salesperson) name

RECO registration number

Property address line 1

Property address line 2

City

Signature of real estate agent

Date

Self-represented Party Acknowledgement

I acknowledge that I have received pages 1 and 2 of the RECO *Information and Disclosure to Self-represented Party* form.

I understand that the real estate agent named above:

- is representing a client in this transaction;
- is prohibited from providing services, opinions, or advice to me related to this transaction;
- does not represent me; and,
- is not acting in my best interests.

I understand that any assistance provided to me by the real estate agent is provided as a service to the client the agent represents and is in the best interests of the agent's client.

I understand that this is **not a contract for services or assistance** from the brokerage or real estate agent named above.

Name of self-represented party

Name of self-represented party

Signature of self-represented party

Signature of self-represented party

Date

Date