



J. P. KING AUCTION COMPANY, INC.
THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE
[RULE 790-X-3-13]

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. When engaged in any real estate transaction, a licensee or broker may act as a single agent, sub-agent, and a limited consensual dual agent or as a transaction broker. The purpose of this disclosure is to give you a summary of these services. An agency relationship shall not be assumed, implied, or created without a written bilateral agreement establishing the terms of the agency relationship.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUBAGENT is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the clients conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

As a full service national real estate auction marketing firm, J. P. King Auction Company, Inc. ("J. P. King") is committed to satisfying the specialized real estate needs of our Clients. Part of this service is making our Clients aware of the types of brokerage services that are available to them. Because of the nature of our business, the brokerage services that we offer our Clients are **SELLER'S AGENCY EXCLUSIVELY WHETHER LISTING OR SELLING A PROPERTY.**

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker. The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have. The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

Edward "Trey" Perman		Edward Perman		_____
NAME OF LICENSEE (PRINT)		SIGNATURE OF LICENSEE		DATE
Jerry Clifton, aka JC Productions, LLC	JC Productions, LLC	dotloop verified 04/24/24 3:47 PM CDT 28VB-YDPH-UORQ-WUMQ		_____
CONSUMER NAME	SIGNATURE OF CONSUMER		DATE	
_____	_____		_____	
CONSUMER NAME	SIGNATURE OF CONSUMER		DATE	