

Adams Farm

14800 N Centerville Rd
Edelstein, IL



TOTAL ACRES 36.07
FSA TILLABLE 33.7
ACRES
CRP ACRES 1.5

MLS:1183138

ASKING PRICE: \$ 369,700 **OR** \$ 10,249 /Acre

LOCATION: North of Peoria on Rt 40, turn East (right) onto Singingwood Drive, turn North (left) on Centerville Rd. Property is 1/4 mile on the East (right) side of the road.

LEGAL DESCRIPTION: Part of the North 1/2 of the Northeast 1/4, Section 8, 10N8E, Medina Township, Peoria County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing. Tenant's rights.

SURVEY: Yes

TAX ID# Part of 09-08-200-001

TAX YR: 2015/6 **TAX:** \$ 778.96 (will be split from larger parcel)

COMMENTS: PI of 125.4/ CRP acres paying \$354. CRP expires 9-30-24. Sale is subject to existing cash rent lease. A 60' wide lane comes out of the south end of the field. Additional 44.67 Acres of Timber are also available.

John Leezer, ALC (309) 286-2221
(309) 335-2221 (cell)
john@leezeragency.com



www.johnleezer.com



| | | | |
|---|-------------------|------------------------------------|----------------------|
| MLS #: 1183138 | St: Active | Cat: Lots/Acres/Farms | LP: \$369,700 |
| Area: Peoria, Area 4 | | | |
| Addr: 14900 N CENTERVILLE | | | |
| City: Edelstein | IL | Zip Code: 61526 | |
| Subd: Medina Township | | Cnty: Peoria | |
| Lot Size: See Plat | | Total Acres: 36.070 | |
| Ann Taxes: \$778.96 / 2015/16 | | # of Lots: 0 | |
| Exemptions: none | | | |
| Elem School: Dunlap | | Zoning: Agricultural | |
| Middle School: Dunlap | | | |
| High School: Dunlap | | | |
| Parcel ID: 09-08-200-001 | | | |
| Legal: Pt N 1/2 NE 1/4 Section 8 | | | |
| Agent Owned: No | | Agent Related to Seller: No | |

Virtual Tour

Directions: N of Peoria on RT 40/turn east onto Singingwood Rd/ turn N on Centerville R

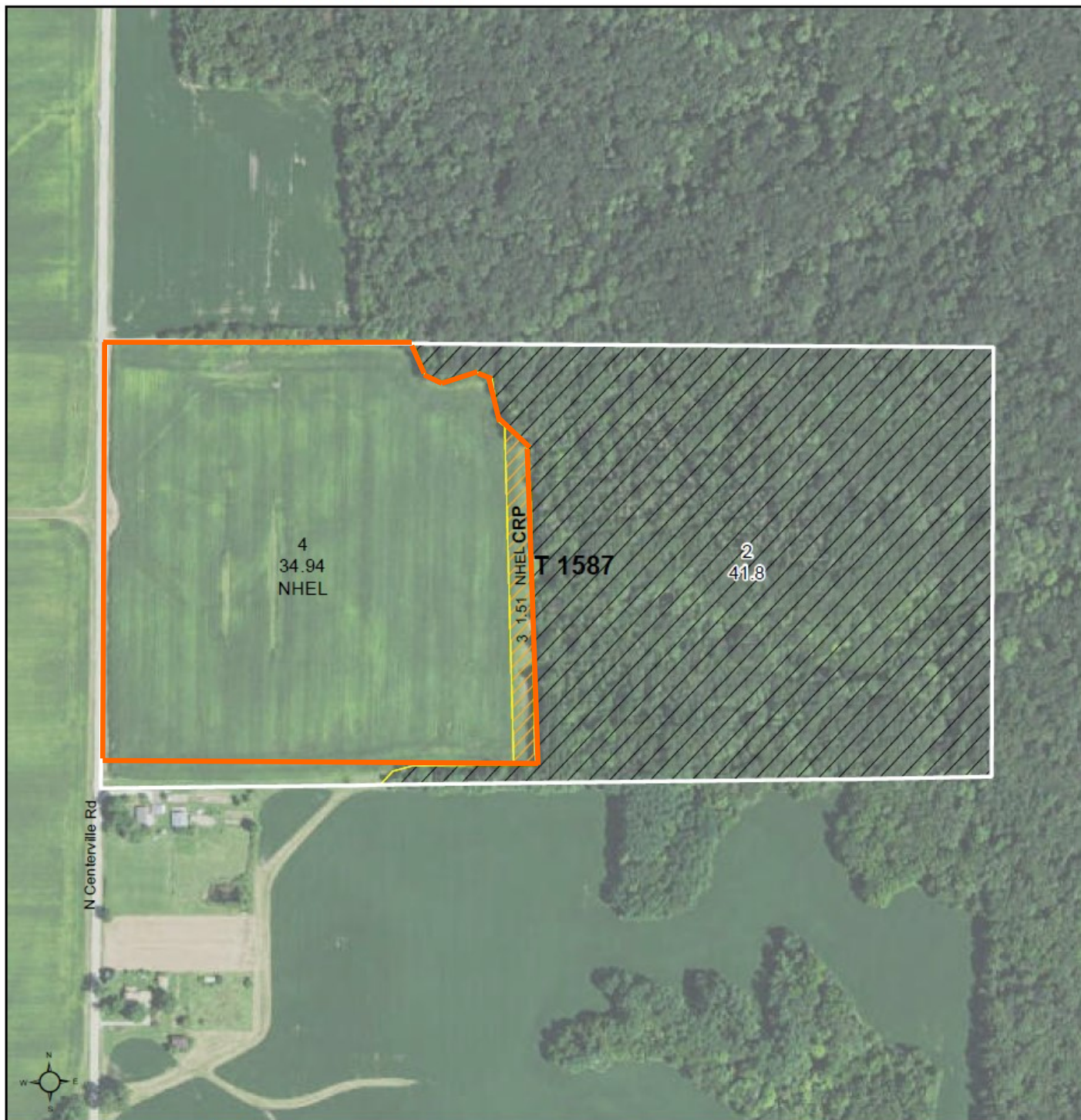
| | | |
|---|------------------------------------|----------------------------|
| Ann Mand HOA Fee: \$0 | Certificate of Zoning: | Flood Insurance: No |
| Tillable Acres: 33.700 | Corn Suitability Rating/PI: | CRP: Yes |
| Pasture Acres: 0.000 | | |
| Nice productive tillable farm with a PI of 125.4. Approx 33.7 acres FSA tillable. 1.51 Acres in CRP paying \$354. CRP expires 9-30-24. Tax amount on this tract after it is split is unknown. It will have to be reassessed. Sales is subject to existing cash rent lease. Approx 44.67 acres of adjoining timber also available. A 60' wide lane comes out of the south end of the field. (Street number is approx.) See MLS 1183141 | | |
| Lot Description: Level | | |
| Land/Topography: Tillable/Mostly | | |
| Road/Access: Paved | | |
| Miscellaneous: | | |
| Utilities Available: Electricity/Lot Line | | |
| Water/Sewer: No Sewer, No Water | | |
| Bldg Improvements: None | | |
| Association Fee Incl: | | |
| Financing: Cash, Conventional | Possession: Tenant Rights | |
| Showing: Appointment Required | | |
| | | |
| CLOP: \$369,700 | Selling Agent: | Co-List Office: |
| Sold Price: | Selling Office: | How Sold: |
| Closing Date: | Co-List Agent: | Cumulative DOM: 6 |
| Sell. Conc. \$: | Sell. Conc. Desc.: | CLDOM: 6 |





United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit

- CRP
- Non-Cropland
- Cropland

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 170 340 680
Feet

2017 Program Year
Map Created November 03, 2016

Farm 1315
Tract 1587

Tract Cropland Total: 36.45 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

OWNER'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55

I, the undersigned, being the owner of the above described premises, do hereby certify that we have caused this survey to be made and shown on the attached plat, and acknowledge said survey to be correct to the best of our knowledge. This tract is in the _____ School District # _____

Dated this _____ day of _____, 20____

Owner(s) _____

NOTARIAL PUBLIC CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public _____

PLAT EXEMPTION CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55

This tract survey is hereby approved in accordance with the provisions of the Plat Act of Illinois (CS 105 ILCS 255-104.1) and Sections 20 of the Peoria County Code. It is in conformity with the plat and description of the County Comprehensive Land Use Plan.

Given under my hand and seal this _____ day of _____, 20____

Peoria County Plat Officer _____

DISCREPANCY FOR 36.07 ACRES TRACT

A part of the NE1/4 of Section 8, T.10N, R2E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only--

Beginning at an iron rod at the Northwest Corner of the NE1/4 of said Section 8, Thence N 89°23'41" E, along the North line of said NE1/4, a distance of 894.64 feet, Thence S 35°51'31" E, a distance of 132.22 feet to an iron rod, Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod, Thence S 20°24'47" E, a distance of 179.61 feet to an iron rod, Thence S 51°21'29" E, a distance of 91.10 feet to an iron rod, Thence S 69°23'41" E, a distance of 1294.65 feet to the West line of said NE1/4, Thence N 00°22'34" E, along said West line, a distance of 179.61 feet to an iron rod, Thence N 89°23'41" E, a distance of 132.22 feet to an iron rod, Thence N 00°22'34" E, a distance of 132.22 feet to the place of Beginning and containing 44.67 acres, more or less. Subject to the right-of-way of the Public Road along the West side of the above described tract and also subject to all easements of record.

DISCREPANCY FOR 44.67 ACRES TRACT

A part of the NE1/4 of Section 8, T.10N, R2E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only--

Commencing at an iron rod at the Northwest Corner of the NE1/4 of said Section 8, Thence N 89°23'41" E, along the North line of said NE1/4, a distance of 894.64 feet to the place of Beginning, for the first 132.22 feet, Thence S 35°51'31" E, a distance of 132.22 feet to an iron rod, Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod, Thence S 20°24'47" E, a distance of 179.61 feet to an iron rod, Thence S 51°21'29" E, a distance of 91.10 feet to an iron rod, Thence S 69°23'41" E, a distance of 1294.65 feet to the West line of said NE1/4, Thence N 00°22'34" E, along the West line of said NE1/4, a distance of 179.61 feet to an iron rod, Thence N 89°23'41" E, a distance of 132.22 feet to an iron rod, Thence N 00°22'34" E, a distance of 132.22 feet to the place of Beginning and containing 44.67 acres, more or less. Subject to the right-of-way of the Public Road along the West side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS
COUNTY OF PEORIA 55

We, the Wallace Enger & Land Surveying Co., Inc., do hereby state that we have surveyed a part of the NE1/4 of Section 8, T.10N, R2E of the 4th P.M., Peoria County, Illinois.

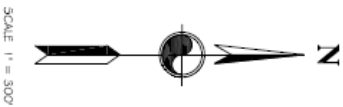
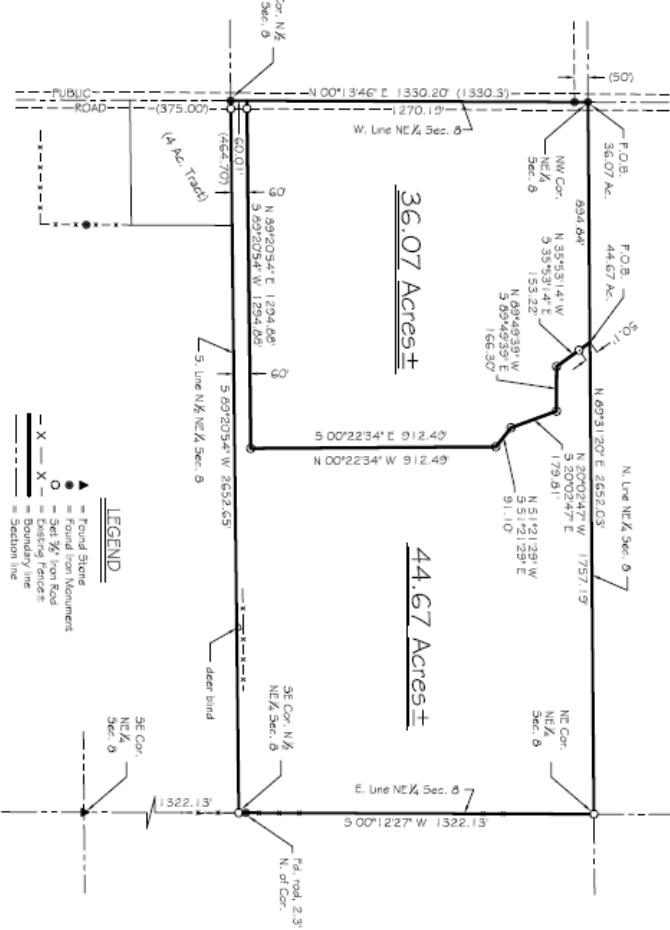
We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this plat conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet and bearings are for the purpose of description only. Distances shown in parentheses are of record. Care shall be taken to any land lying 7651(CS-2025)1/6 of the Illinois Compiled Statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or nonseparable service facilities.

Dated the 6th day of April, 2017.
Performed at 10:17

By _____
Wallace Enger & Land Surveying Co., Inc.
Professional Design Firm - 04-005454
Tolton, IL - Illinois

By _____
Kern Wallace #2814
Illinois Professional Land Surveyor
Expires: 1/1/2019



NOTES:

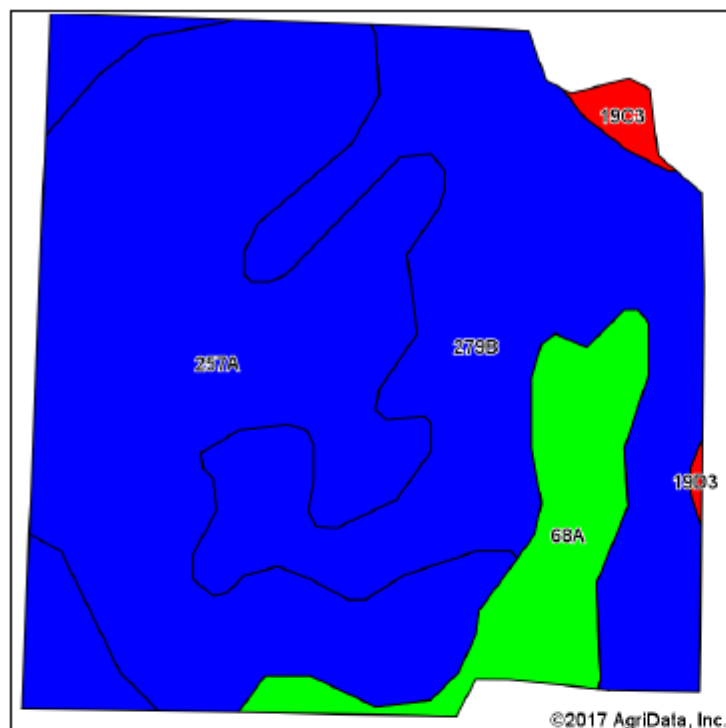
1. Field Work Completed April 4th, 2017.
2. Iron rods have only been set at locations instructed by client.
3. This plat is not to be used for any purpose other than the purpose for which it was prepared.
4. This plat is not to be used for any purpose other than the purpose for which it was prepared.
5. There is no public water provider to this parcel. Development of this parcel requires a well permit from the Peoria County Health Department before the start of construction.
6. This plat is not to be used for any purpose other than the purpose for which it was prepared.
7. NOTICE TO THE PUBLIC: The creation of long private driveways may result in increased response time to accessibility by emergency service vehicles.
8. Iron rods only set at locations as instructed by client.
9. This plat is not to be used for any purpose other than the purpose for which it was prepared.

Wallace Enger & Land Surveying Co., Inc.
PO Box 412
Tolton, Illinois 61483
Office 309-586-7233
E-mail: wallaceeng@gmail.com

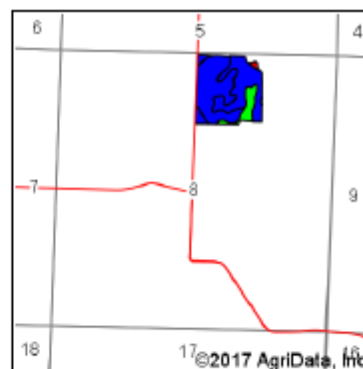
CLIENT: Adams Family Trust
DATE: 4-6-17 Surveyed 4-10-17
JOB: 17092-001

Prepared for:
Lester Agency
1277 W. Main St.
Tolton, IL - 61483
Re: Adams Farm

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Peoria
Location: 8-10N-8E
Township: Medina
Acres: 36.36
Date: 4/26/2017

John Leezer, ALC
(309) 286-2221
www.illinoisfarm4sale.com

Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: IL143, Soil Area Version: 11

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Com Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|---|-------|------------------|-------------------------------------|----------|---------------|--|
| 257A | Clarksdale silt loam, 0 to 2 percent slopes | 17.39 | 47.8% | | 174 | 56 | 128 |
| **279B | Rozetta silt loam, 2 to 5 percent slopes | 15.09 | 41.5% | | **162 | **50 | **119 |
| 68A | Sable silty clay loam, 0 to 2 percent slopes | 3.51 | 9.7% | | 192 | 63 | 143 |
| **19C3 | Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded | 0.37 | 1.0% | | **130 | **42 | **95 |
| Weighted Average | | | | | 170.3 | 54 | 125.4 |

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

| | | | | | |
|--|--|--|--|--|---|
| CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation <div style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</div> | | 1. ST. & CO CODE & ADMIN. LOCATION <div style="text-align: center;">17 143</div> | | 2. SIGN-UP NUMBER <div style="text-align: center;">46</div> | |
| 7A. COUNTY OFFICE ADDRESS (Include Zip Code) PEORIA COUNTY FARM SERVICE AGENCY 6715 N SMITH RD EDWARDS, IL 61528-9588 | | 3. CONTRACT NUMBER <div style="text-align: center;">11070</div> | | 4. ACRES FOR ENROLLMENT <div style="text-align: center;">1.51</div> | |
| | | 5. FARM NUMBER <div style="text-align: center;">1315</div> | | 6. TRACT NUMBER(S) <div style="text-align: center;">1587</div> | |
| 7B. TELEPHONE NUMBER (Include Area Code): (309) 671-7040 x2 | | 8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> | | 9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2024 | |
| | | THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G. | | | |
| 10A. Rental Rate Per Acre \$ 234.11 | | 11. Identification of CRP Land (See Page 2 for additional space) | | | |
| 10B. Annual Contract Payment \$ 354 | | A. Tract No. <div style="text-align: center;">1587</div> | B. Field No. <div style="text-align: center;">3</div> | C. Practice No. <div style="text-align: center;">CP33</div> | D. Acres <div style="text-align: center;">1.51</div> |
| 10C. First Year Payment \$ | | E. Total Estimated Cost-Share <div style="text-align: center;">\$ 196</div> | | | |
| (Item 10C applicable only to continuous signup when the first year payment is prorated.) | | | | | |
| 12. PARTICIPANTS (If more than three individuals are signing, see Page 3.) | | | | | |
| A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): GALE G ADAMS TRUST DATED 12/24/2002 CALAROGA TERRACE RM 1602 1400 NE 2ND AVE PORTLAND, OR 97232-1148 | | (2) SHARE <div style="text-align: center;">0.00%</div> | | (3) SIGNATURE | |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DAVID J MENOLD 10825 N MCCLELLAN RD ELMWOOD, IL 61529-9331 | | (2) SHARE <div style="text-align: center;">100.00%</div> | | (3) SIGNATURE | |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): | | (2) SHARE <div style="text-align: center;">%</div> | | (3) SIGNATURE | |
| (4) DATE (MM-DD-YYYY) | | (4) DATE (MM-DD-YYYY) | | | |
| 13. CCC USE ONLY | | A. SIGNATURE OF CCC REPRESENTATIVE | | | B. DATE (MM-DD-YYYY) |
| NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. | | | | | |

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotope, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

☐

Original – County Office Copy

☐

Owner's Copy

☐

Operator's Copy

ILLINOIS

PEORIA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1315

Prepared : Mar 7, 2017

Crop Year : 2017

Operator Name : DAVID J MENOLD
 Farms Associated with Operator : 17-143-1315, 17-143-3866
 CRP Contract Number(s) : 11070

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 78.25 | 36.45 | 36.45 | 0.00 | 0.00 | 1.51 | 0.00 | 0.00 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 34.94 | 0.00 | | 0.00 | No | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|--------------|--------------|-----------------------------|------------|-----------|-----|
| Corn | 18.90 | 0.00 | 0 | 147 | |
| Soybeans | 16.00 | 1.50 | 0 | 51 | |
| TOTAL | 34.90 | 1.50 | | | |

NOTES

Tract Number : 1587

Description : N-4-4 1B Sec 8 Medina Twp
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : GALE G ADAMS TRUST DATED 12/24/2002
 Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 78.25 | 36.45 | 36.45 | 0.00 | 0.00 | 1.51 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 34.94 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|--------------|-----------------------------|------------|-----------|
| Corn | 18.90 | 0.00 | 0 | 147 |
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| TOTAL | 34.90 | 1.50 | | |

NOTES



PEORIA AREA ASSOCIATION OF REALTORS®



DISCLOSURE AND CONSENT TO DUAL AGENCY (DESIGNATED AGENCY)

NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned _____ ("Licensee"), may
(insert name(s) of Licensee undertaking dual representation)

undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualifications of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT _____

CLIENT _____

Date: _____

Date: _____

LICENSEE _____

Date: _____

DOCUMENT PRESENTED:

Date: _____

Broker/Licensee Initials: _____

Client Initials: _____