

"The buyer in this transaction is the listing agent. As the listing agent, the buyer has been privy to information regarding the property, the seller's motivation to sell and current market condition not available to other buyers. Seller has consented to the agent representing both the seller and himself in this transaction understanding that agent may apply the real estate commission paid by the seller to agent's transaction costs. Agent is purchasing the property with the intent to resell the property for a profit. Seller is advised to seek such separate legal and financial advice regarding this transaction as they deem appropriate."