

"The buyer in this transaction was 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 and agent have agreed to terminate their agency relationship, including all commissions, and proceed with each party representing their own interests. Buyer 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."