

FIDUCIARY DUTIES

Comparison Chart



There are different options for a buyer, seller, landlord or tenant to work with a real estate licensee, including a Designated Client Representative, a Transaction Facilitator, and a Dual Facilitator. This is a guide to help you understand the different levels of service that can legally be provided.

	DESIGNATED CLIENT REPRESENTATIVE	TRANSACTION FACILITATOR	DUAL FACILITATOR
<p>Promotes the client's best interest in good faith and honesty.</p> <p><i>Example:</i></p> <ul style="list-style-type: none"> Negotiating the terms of a purchase and sales agreement on behalf of a buyer or seller. 	✓		
<p>Protects the client's confidential information during the relationship and after its termination.</p> <p><i>Examples:</i></p> <ul style="list-style-type: none"> A seller's motivation for selling or a buyer's motivation for buying. How much a buyer is willing to pay. How low an offer a seller is willing to accept. 	✓		✓
<p>Performs agreed-upon ministerial acts timely and competently.</p> <p><i>Example:</i></p> <ul style="list-style-type: none"> Track deadlines and dates. 	✓	✓	✓
<p>Performs these acts with honesty, good faith, reasonable care, and skill.</p>	✓	✓	✓
<p>Properly accounts for money or property placed in the care and responsibility of the principal broker and licensee.</p>	✓	✓	✓