

CONNECTICUT DUAL CAPACITY DISCLOSURE

Date:

Borrower Name(s):

Property Address:

Lender:

You have either purchased or contracted to purchase the Property. The real estate broker or salesperson who has received or will receive a fee, commission or some other consideration for the sale of the Property also has offered to assist you in finding a mortgage loan. Connecticut law (Conn. Gen. Stat. § 20-325c) requires that you be informed of the following:

I UNDERSTAND THAT THE REAL ESTATE BROKER OR SALESPERSON IN THIS TRANSACTION HAS OFFERED TO ASSIST ME IN FINDING A MORTGAGE LOAN. ADDITIONALLY, I UNDERSTAND THAT THIS REAL ESTATE BROKER OR SALESPERSON DOES NOT REPRESENT ANY PARTICULAR MORTGAGE LENDER AND WILL ATTEMPT TO OBTAIN THE BEST TERMS AVAILABLE WITHIN THE MORTGAGE LOAN MARKET FOR MY SPECIFIC HOME FINANCING NEEDS. IF THE REAL ESTATE BROKER OR SALESPERSON DOES NOT FULFILL HIS FIDUCIARY OBLIGATION, I MAY FILE A COMPLAINT WITH THE DEPARTMENT OF BANKING. I ALSO UNDERSTAND THAT I MAY ATTEMPT TO FIND A MORTGAGE LOAN TO FINANCE THE PURCHASE OF MY HOME WITHOUT THE ASSISTANCE OF THE REAL ESTATE BROKER OR SALESPERSON IN WHICH CASE I WILL NOT BE OBLIGATED TO PAY A FEE TO THE REAL ESTATE BROKER OR SALESPERSON.

ACKNOWLEDGMENT
SAMPLE

I/We hereby acknowledge receipt of this Notice to Home Buyer before signing any contract for mortgage brokering services and further acknowledge that I/we understand its provisions.

Borrower

Date

Borrower

Date