



CBRE, Inc.
 BROKERAGE AND MANAGEMENT
 LICENSED REAL ESTATE BROKER

The printed portions of this form, except *differentiated additions*, have been approved by the Colorado Real Estate Commission.
 (BC60-6-22) (Mandatory 1-23)

THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Compensation charged by brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY, OR TRANSACTION-BROKERAGE.

EXCLUSIVE RIGHT-TO-BUY LISTING CONTRACT

BUYER AGENCY

TRANSACTION-BROKERAGE

Date: February 20, 2024

1. AGREEMENT. Buyer and Brokerage Firm enter into this exclusive, irrevocable contract (Buyer Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Buyer. Brokerage Firm will receive compensation as set forth in this Buyer Listing Contract.

2. BROKER AND BROKERAGE FIRM.

2.1. Multiple-Person Firm. If this box is checked “Broker” (as defined below) is the individual designated by Brokerage Firm to serve as the broker of Buyer and to perform the services for Buyer required by this Buyer Listing Contract. If more than one individual is so designated, then references in this Buyer Listing Contract to Broker includes all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

~~**2.2. One Person Firm.** If this box is checked, Broker (as defined below) is a brokerage firm with only one licensed person. References in this Buyer Listing Contract to Broker or Brokerage Firm mean both the licensed person and brokerage firm, who shall serve as the Broker of Buyer and perform the services for Buyer required by this Buyer Listing Contract.~~

3. DEFINED TERMS.

3.1. Buyer: Douglas County School District RE-1

3.2. Brokerage Firm: CBRE, Inc.

3.3. Broker: Eric Roth

3.4. Property. Property means real estate which substantially meets the following requirements or is acceptable to Buyer:
10235 Parkglenn Way, Parker, Colorado 80138

3.5. Purchase; Lease.

3.5.1. A “Purchase” of Property means the acquisition of any interest in the Property or the creation of the right to acquire any interest in the Property, including a contract ~~or lease~~ by the Buyer, directly or indirectly, or any other person or entity on whose behalf the Buyer acts. It also includes an agreement to acquire any ownership interest in an entity that owns the Property.

~~**3.5.2.** If this box is checked, Buyer authorizes Broker to negotiate a lease of the Property. Lease of Property or Lease means any agreement between landlord and the Buyer to create a tenancy or leasehold interest in the Property.~~

3.6. Listing Period. The Listing Period of this Buyer Listing Contract begins on 2/20/2024, and continues through the earlier of (1) completion of the Purchase of Property or Lease of Property or (2) 8/20/2024, and any written extensions (Listing Period). Broker will continue to assist in the completion of any Purchase or Lease for which compensation is payable to Brokerage Firm under § 7 of this Buyer Listing Contract.

3.7. Applicability of Terms. A check or similar mark in a box means that such provision is applicable. The abbreviation “N/A” or the word “Deleted” means not applicable. The abbreviation “MEC” (mutual execution of this contract) means the date upon which both parties have signed this Buyer Listing Contract.

3.8. Day; Computation of Period of Days, Deadline.

3.8.1. Day. As used in this Buyer Listing Contract, the term “day” means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings as applicable).

50 **3.8.2. Computation of Period of Days, Deadline.** In computing a period of days, when the ending date is not
51 specified, (e.g., three days after MEC), the first day is excluded and the last day is included. If any deadline falls on a Saturday,
52 Sunday or federal or Colorado state holiday (Holiday), such deadline **Will** **Will Not** be extended to the next day that is not a
53 Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

54 **4. BROKERAGE RELATIONSHIP.**

55 **4.1.** If the Buyer Agency box at the top of page 1 is checked, Broker represents Buyer as Buyer's limited agent (Buyer's
56 Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

57 **4.2. In-Company Transaction – Different Brokers.** When the seller and Buyer in a transaction are working with different
58 brokers within the Brokerage Firm, those brokers continue to conduct themselves consistent with the brokerage relationships they
59 have established. Buyer acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage
60 Firm working with a seller.

61 **4.3. In-Company Transaction – One Broker.** If the seller and Buyer are both working with the same Broker, Broker will
62 function as:

63 **4.3.1. Buyer's Agent.** If the Buyer Agency box at the top of page 1 is checked, the parties agree the following
64 applies:

65 **4.3.1.1. Buyer Agency Unless Brokerage Relationship with Both.** Broker represents Buyer as Buyer's
66 Agent and must treat the seller as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship.
67 Broker must disclose to such customer the Broker's relationship with Buyer. However, if Broker delivers to Buyer a written Change
68 of Status that Broker has a brokerage relationship with the seller then Broker is working with both Buyer and seller as a Transaction
69 Broker. If the box in § 4.3.1.2 (**Buyer Agency Only**) is checked, § 4.3.1.2 (**Buyer Agency Only**) applies instead.

70 **4.3.1.2. Buyer Agency Only.** If this box is checked, Broker represents Buyer as Buyer's Agent and must
71 treat the seller as a customer.

72 **4.3.2. Transaction-Broker.** If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither
73 box is checked, Broker must work with Buyer as a Transaction-Broker. A Transaction-Broker must perform the duties described in
74 § 5 and facilitate purchase transactions without being an advocate or agent for either party. If the seller and Buyer are working with
75 the same Broker, Broker must continue to function as a Transaction-Broker.

76 **5. BROKERAGE DUTIES.** Broker, acting on behalf of Brokerage Firm, as either a Transaction-Broker or a Buyer's Agent.
77 must perform the following **Uniform Duties** when working with Buyer:

78 **5.1.** Broker must exercise reasonable skill and care for Buyer, including, but not limited to the following:

79 **5.1.1.** Performing the terms of any written or oral agreement with Buyer;

80 **5.1.2.** Presenting all offers to and from Buyer in a timely manner regardless of whether Buyer is already a party to a
81 contract for the Purchase or Lease of Property;

82 **5.1.3.** Disclosing to Buyer adverse material facts actually known by Broker;

83 **5.1.4.** Advising Buyer regarding the transaction and advising Buyer to obtain expert advice as to material matters
84 about which Broker knows but the specifics of which are beyond the expertise of Broker;

85 **5.1.5.** Accounting in a timely manner for all money and property received; and

86 **5.1.6.** Keeping Buyer fully informed regarding the transaction.

87 **5.2.** Broker must not disclose the following information without the informed consent of Buyer:

88 **5.2.1.** That Buyer is willing to pay more than the purchase or lease price offered for the Property;

89 **5.2.2.** What Buyer's motivating factors are;

90 **5.2.3.** That Buyer will agree to financing terms other than those offered; or

91 **5.2.4.** Any material information about Buyer unless disclosure is required by law or failure to disclose such
92 information would constitute fraud or dishonest dealing.

93 **5.3.** Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the
94 purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without
95 consent of Buyer, or use such information to the detriment of Buyer.

96 **5.4.** Broker may show properties in which Buyer is interested to other prospective buyers without breaching any duty or
97 obligation to Buyer. Broker is not prohibited from showing competing buyers the same property and from assisting competing buyers
98 in attempting to purchase a particular property.

99 **5.5.** Broker is not obligated to seek other properties while Buyer is already a party to a contract for the Purchase or Lease
100 of Property.

101 **5.6.** Broker has no duty to conduct an independent inspection of the Property for the benefit of Buyer and has no duty to
102 independently verify the accuracy or completeness of statements made by a seller or independent inspectors. Broker has no duty to
103 conduct an independent investigation of Buyer's financial condition or to verify the accuracy or completeness of any statement made
104 by Buyer.

105 **5.7.** Broker must disclose to any prospective seller all adverse material facts actually known by Broker, including but not
106 limited to adverse material facts concerning Buyer's financial ability to perform the terms of the transaction and whether Buyer intends
107 to occupy the Property as a principal residence.

108 **5.8.** Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed or
109 ratified by Buyer.

110 **6. ADDITIONAL DUTIES OF BUYER'S AGENT.** If the Buyer Agency box at the top of page 1 is checked, Broker is Buyer's
111 Agent, with the following additional duties:

112 **6.1.** Promoting the interests of Buyer with the utmost good faith, loyalty and fidelity;

113 **6.2.** Seeking a price and terms that are acceptable to Buyer; and

114 **6.3.** Counseling Buyer as to any material benefits or risks of a transaction that are actually known by Broker.

115 **7. COMPENSATION TO BROKERAGE FIRM.** In consideration of the services to be performed by Broker, Brokerage Firm
116 will be paid as set forth in this section, with no discount or allowance for any efforts made by Buyer or by any other person. Unless
117 otherwise agreed to in writing, Brokerage Firm is entitled to receive additional compensation, bonuses, and incentives paid by listing
118 brokerage firm or seller. Broker will inform Buyer of any such additional amount to be paid to Brokerage Firm and, if there is a
119 written agreement, Broker will supply a copy to Buyer, upon written request of Buyer.

120 **7.1 Brokerage Firm's Fee – Purchase.**

121 **Check Compensation Arrangement:**

122 **7.1.1. Success Fee.** Brokerage Firm will be paid as follows:

123 **7.1.1.1. Amount.** A fee equal to Two (2) % of the purchase price, but not less than \$NA, except as
124 provided in § 7.1.1.2.

125 **7.1.1.2. Adjusted Amount.** See §21 (Additional Provisions) or Other NA.

126 **7.1.1.3. When Earned; When Payable - Purchase.** The Success Fee is earned by Brokerage Firm upon
127 the Purchase of Property and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's
128 default, with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's
129 default, in whole or in part, the Success Fee will not be waived; such fee is payable upon Buyer's default, but not later than the date
130 that the closing of the transaction was to have occurred.

131 **7.1.2 Hourly Fee.** Brokerage Firm will be paid \$NA per hour for time spent by Broker pursuant to this Buyer
132 Listing Contract, up to a maximum total fee of \$NA. This hourly fee is payable to Brokerage Firm upon receipt of an invoice
133 from Brokerage Firm.

134 **7.1.3. Retainer Fee.** Buyer will pay Brokerage Firm a nonrefundable retainer fee of \$NA due and payable
135 upon signing of this Buyer Listing Contract. This amount Will Will Not be credited against other fees payable to Brokerage
136 Firm under this section

137 **7.1.4. Other Compensation.** NA

138 **7.2 Brokerage Firm's Fee – Lease.** If the box in § 3.5.2. is checked, Brokerage Firm will be paid a fee as follows, less
139 any amounts paid by the listing brokerage firm or landlord:

140 **7.2.1. Amount.** \$__ per square foot per _____, or _____, except as provided in § 7.2.2.

141 **7.2.2. Adjusted Amount.** See §21 (Additional Provisions) or Other _____.

142 **7.2.3. Other.** _____.

143 ~~**7.2.4. When Earned; When Payable - Lease.** This Lease fee is earned upon the mutual execution of the Lease.
144 One half of this Lease fee is payable upon mutual execution of the Lease and one half upon possession of the premises by tenant or
145 as follows: _____; If the Lease, executed after the date of this
146 Buyer Listing Contract, contains an option to extend or renew, or if Buyer expands into additional space within the building or
147 complex where the Property is located, Broker Firm Will Will Not be paid a fee upon exercise of such extension or renewal
148 option or expansion. If Brokerage Firm is to be paid a fee for such extension, renewal or expansion, the amount of such fee and its
149 payment are as follows: _____.~~

150 **7.3 Who Will Pay Brokerage Firm's Success Fee.**

151 **7.3.1. Listing Brokerage Firm or Seller May Pay. Buyer IS Obligated to Pay.** Broker is authorized and
152 instructed to request payment of Brokerage Firm's Success Fee from the listing brokerage firm or seller. Buyer is obligated to pay
153 any portion of Brokerage Firm's Success Fee which is not paid by the listing brokerage firm or seller.

154 **7.3.2. Buyer Will Pay.** Buyer is obligated to pay Brokerage Firm's Success Fee. Brokerage Firm is NOT entitled
155 to receive additional compensation, bonuses or incentives from listing brokerage firm, seller or any other source.

156 **7.3.3. Listing Brokerage Firm or Seller May Pay. Buyer is NOT Obligated to Pay.** Broker is authorized to
157 obtain payment of Brokerage Firm's Success Fee from the listing brokerage firm or seller. Provided Buyer has fulfilled Buyer's
158 obligations in this Buyer Listing Contract, Buyer is **not** obligated to pay Brokerage Firm's Success Fee.
159 If no box is checked above, then § 7.3.3. (**Buyer is NOT Obligated to Pay**) will apply.

160 **7.4. Holdover Period.** Brokerage Firm's Success Fee applies to Property contracted for (or leased if § 3.5.2. is checked)
161 during the Listing Period of this Buyer Listing Contract or any extensions and also applies to Property contracted for or leased within
162 90 calendar days after the Listing Period expires (Holdover Period) (1) if the Property is one on which Broker negotiated and (2)
163 if Broker submitted its address or other description in writing to Buyer during the Listing Period, (Submitted Property). However,
164 Buyer Will Will Not owe the Brokerage Firm's Success Fee under §§ 7.1., 7.2., 7.3.1. and 7.3.2. as indicated, if a commission
165 is earned by another brokerage firm acting pursuant to an exclusive agreement with Buyer entered into during the Holdover Period,
166 and a Purchase or Lease of the Submitted Property is consummated. If no box is checked in this § 7.4., then Buyer does not owe the
167 Brokerage Firm's Success Fee to Brokerage Firm.

168 **8. LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor the Brokerage Firm, except as set forth in §
169 7, will accept compensation from any other person or entity in connection with the Property without the written consent of Buyer.
170 Additionally, neither Broker nor Brokerage Firm is permitted to assess or receive mark-ups or other compensation for services
171 performed by any third party or affiliated business entity unless Buyer signs a separate written consent for such services.

172 **9. BUYER'S OBLIGATIONS TO BROKER.** Buyer agrees to conduct all negotiations for the Property only through Broker,
173 and to refer to Broker all communications received in any form from brokers, prospective sellers, or any other source during the Term
174 of this Buyer Listing Contract. Buyer represents that Buyer Is Is Not currently a party to any agreement with any other
175 broker to represent or assist Buyer in the location or Purchase or Lease of Property. Buyer further represents that Buyer Has
176 Has Not received a list of any "Submitted Property" pursuant to a previous listing agreement to purchase or lease Property with any
177 other broker.

178 **10. DEFAULT; RIGHT TO CANCEL.** If any obligation is not performed timely as provided in the Contract, the non-defaulting
179 party has the following remedies:

180 **10.1. If Broker is in Default.** In the event the Broker fails to substantially perform under this Buyer Listing Contract, Buyer
181 has the right to cancel this Buyer Listing Contract, including all rights of Brokerage Firm to damages. Any rights of Buyer that
182 accrued prior to cancellation will survive such cancellation.

183 **10.2. If Buyer is in Default.** In the event the Buyer fails to substantially perform under this Buyer Listing Contract including
184 Buyer's failure to reasonably cooperate with Broker. Brokerage Firm may cancel this Buyer Listing Contract upon written notice to
185 Buyer. Any rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation to include Brokerage Firm's
186 damages. Such damages may include, but are not limited to, the Broker's out-of-pocket costs or the amount of a commission Broker
187 would have earned under § 7.

188 **11. COST OF SERVICES OR PRODUCTS OBTAINED FROM OUTSIDE SOURCES.** Broker will not obtain or order
189 products or services from outside sources unless Buyer has agreed to pay for them promptly when due (e.g., surveys, radon tests, soil
190 tests, title reports, engineering studies, property inspections). Neither Broker nor Brokerage Firm is obligated to advance funds for
191 Buyer. Buyer must reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized by
192 Buyer.

193 **12. BROKERAGE SERVICES; SHOWING PROPERTIES.**

194 **12.1. Brokerage Services.** The following additional tasks will be performed by Broker: *As deemed appropriate by both*
195 *parties*

196
197 **12.2. Showing Properties.** Buyer acknowledges that Broker has explained the possible methods used by listing brokers and
198 sellers to show properties, and the limitations (if any) on Buyer and Broker being able to access properties due to such methods.
199 Broker's limitations on accessing properties are as follows: TBD. Broker, through Brokerage Firm, has access to the following
200 multiple listing services and property information services: NA.

201 **13. DISCLOSURE OF BUYER'S IDENTITY.** Broker Does Does Not have Buyer's permission to disclose Buyer's
202 identity to third parties without prior written consent of Buyer.

203 **14. DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary
204 between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

205 **15. WIRE AND OTHER FRAUDS.** Wire and other frauds occur in real estate transactions. Any time Buyer is supplying
206 confidential information such as social security numbers or bank account numbers, Buyer should provide the information in person
207 or in another secure manner

208 **16. REMOVAL OF MARKETING MATERIAL.** Buyer acknowledges that marketing material used by the seller and the
209 seller's broker (e.g.: videos, photos, etc.) may be difficult, if not impossible, to remove from syndicators and the Internet and releases
210 Broker from liability for Broker's inability to remove the information.

211 **17. NONDISCRIMINATION.** Buyer understands and agrees that the Broker may not violate federal, state, or local fair housing
212 laws.

213 **18. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Buyer acknowledges that Broker
214 has advised that this document has important legal consequences and has recommended consultation with legal and tax or other
215 counsel, before signing this Buyer Listing Contract.

216 **19. MEDIATION.** If a dispute arises relating to this Buyer Listing Contract, prior to or after closing, and is not resolved, the
217 parties must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an
218 impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The
219 parties to the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator
220 and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire
221 dispute is not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other
222 at the other party's last known address.

223 **20. ATTORNEY FEES.** In the event of arbitration or litigation relating to this Buyer Listing Contract, the arbitrator or court
224 must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

225 **21. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
226 Commission.) *NA*

227

228 **22. ATTACHMENTS.** The following are a part of this Buyer Listing Contract: *Definitions of Working Relationships.*

229

230 **23. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Buyer Listing Contract is deemed to inure to
231 the benefit of any person other than Buyer, Broker, and Brokerage Firm.

232

233 **24. NOTICE, DELIVERY AND CHOICE OF LAW.**

234 **24.1. Physical Delivery and Notice.** Any document or notice to Brokerage Firm or Buyer must be in writing, except as
235 provided in § 24.2. and is effective when physically received by such party, any individual named in this Buyer Listing Contract to
236 receive documents or notices for such party.

237 **24.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Brokerage
238 Firm or Buyer, or any individual named in the Buyer Listing Contract to receive documents or notices for such party at the electronic
239 address of the recipient by facsimile, email or *NA*.

240 **24.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address
241 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the
242 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

243 **24.4. Choice of Law.** This Buyer Listing Contract and all disputes arising hereunder are governed by and construed in
244 accordance with the laws of the state of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for
245 real property located in Colorado.

246 **25. MODIFICATION OF THIS CONTRACT.** No subsequent modification of any of the terms of this Buyer Listing Contract
247 is valid, binding upon the parties, or enforceable unless in writing and signed by the parties.

248 **26. COUNTERPARTS.** This Buyer Listing Contract may be executed by each of the parties, separately, and when so executed
249 by all parties, such copies taken together are deemed to be a full and complete contract between the parties.

250 **27. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior agreements,
251 whether oral or written, have been merged and integrated into this Buyer Listing Contract.

252 **28. COPY OF CONTRACT.** Buyer acknowledges receipt of a copy of this Buyer Listing Contract signed by Broker, including
253 all attachments.

254 **29. MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer
255 must contact local law enforcement officials regarding obtaining such information.
256
257
258
259

260

261 Brokerage Firm authorizes Broker to execute this Buyer Listing Contract on behalf of Brokerage Firm.

Buyer: Douglas County School District RE-1
Signing Name: _____

Brokerage Firm: CBRE, Inc.
Broker's Name: Eric Roth

Buyer's Signature Date



Broker's Signature Date

Street Address: 620 Wilcos Street

Brokerage Firm Street Address: 1225 17th Street, Suite 3200

City, State, Zip: Castle Rock, CO 80104

Brokerage Firm City, State, Zip: Denver, Colorado 80202

Phone No.: 303-387-0100

Broker Phone No.: 720-528-6322

Email Address: _____

Broker Email Address: eric.roth@cbre.com

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CBRE, Inc.
 BROKERAGE AND MANAGEMENT
 LICENSED REAL ESTATE BROKER

The printed portions of this form, except *Differentiated additions*, have been approved by the Colorado Real Estate Commission (DDS25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant.)

Seller’s Agent: A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____

 Signature

 Signature

On 2/20/24, Broker provided Douglas County School District RE-1 with this document via email and retained a copy for the Broker’s records.

Brokerage Firm’s Name CBRE, Inc.



 Broker **Eric Roth**