

Bay East Consumer Guide

Agency and Non-Agency Relationships

Understand how real estate pros. can represent you during a transaction.

What Is an Agency Relationship?

An agency relationship is created when you hire a real estate professional.

Examples include:

- Buyer's Agent – Represents the buyer.
- Seller's Agent – Represents the seller.
- Owes fiduciary duties such as loyalty, confidentiality, and advocacy.

Types of Representation

- ✓ Single Agency – Represents one party only.
- ✓ Dual Agency – Represents both buyer and seller (required disclosures where permitted).
- ✓ Designated Agency – Separate agents within the same brokerage represent each party.
- ✓ Subagency – Assists the seller through the listing brokerage.

Choosing the Right Relationship

The right type of representation depends on your transaction.

Before working with a real estate professional, ask:

- Who do you represent?
- Will I need to sign a written agreement?
- What duties do you owe me?
- What services are included?

Understanding these answers helps set clear expectations.



"Understanding your representation helps you make informed decisions."

What Is a Non-Agency Relationship?

In some states, a real estate professional may act as a neutral facilitator rather than representing either party.

- Assistance with the transaction
- Limited or no fiduciary duties
- Neutral guidance between buyer and seller

We're Here to Help

A Bay East REALTOR® can help you:

- ✓ Explain agency and non-agency relationships
- ✓ Review representation agreements with you
- ✓ Answer questions about your options