

# Paying for Real Estate Services: What Sellers Need to Know

Your real estate professional is required to give you this form when presenting you with an offer for the purchase of your property.

They must disclose to you:

- the amount their brokerage will be paid
- the amount of the payment that will be shared with the buyer's brokerage, if any
- the amount their brokerage will keep for representing you in the transaction

The amounts may vary depending on the offers you receive, and the information may affect how you decide to proceed with the sale of your property.

When you receive an offer from a buyer, your real estate professional will give you a completed **Disclosure to Sellers of Expected Remuneration (Payment)** form. If you receive a counter-offer, they will update the form with new amounts.

The Real Estate Council of BC is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you.

We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference and scan the QR code or visit [recbc.ca](http://recbc.ca) for more information about real estate transactions.



## The disclosure form shows you:

the total amount your real estate professional's brokerage will receive if you accept the offer



how the payment would be shared with the brokerage representing the potential buyer, if any



any other payment your real estate professional will receive or expects to receive in connection with this transaction



The disclosure form shows the amount the brokerage will earn, not the amount your real estate professional will earn. Real estate professionals receive payment for the services they provide you from their brokerage.



## Paying for Real Estate Services: What Sellers Need to Know

You are receiving this form because an offer has been made to purchase your property.

This is a required disclosure form in compliance with section 5-11.1 of the Rules under the *Real Estate Services Act*. Your real estate professional must present the **Paying for Real Estate Services: What Sellers Need to Know** information page to you along with this disclosure form.

### Real Estate Professional Disclosure Details

Adam Dirkson  
 Name

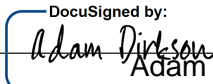
LOT 6 HARRIMAN N ROAD Canim Lake BC V0K 1J0  
 Property address

Sean Dirkson and Mel Grahn  
 Team name and members. *The duties of a real estate professional as outlined in this form apply to all team members.*

GERHARD LOEFFELER  
 Name(s) of seller(s)

Royal LePage 100 Mile Realty  
 Brokerage

Sean Jackson  
 Name(s) of potential buyer(s)

DocuSigned by:  
  
Adam Dirkson  
 Signature  
 58A1149FC3F94C8...

RLP 100 Mile Realty  
 Potential buyer(s)' brokerage, if any

Offer Details	Offer	Counter-offer	Counter-offer	Counter-offer
Date of offer/counter-offer:	September/06/2020	9/6/2020	9/6/2020	
Offered purchase price:	70000	75000	72500	
Date of disclosure:	September/06/2020	9/6/2020	9/6/2020	

Payment Details	Offer	Counter-offer	Counter-offer	Counter-offer
<i>Amounts below are exclusive of GST</i>				
If you accept this offer you will pay your real estate professional's brokerage this amount:	5,250.00	5625	5437.50	
– This amount will be kept by your real estate professional's brokerage for representing you:	2,450.00	3000	2900	
– This amount will be shared with the potential buyer's brokerage <sup>1</sup> :	2,800.00	2625	2537.50	
Your real estate professional has received or will receive this amount from someone other than you, as a result of providing real estate services to you, or on your behalf <sup>11</sup> :				

### Consumer Acknowledgment This is NOT a contract

Please initial to acknowledge disclosure for each offer or counter-offer (optional):

DS  


DS  


DS  


<sup>1</sup> When buyers and sellers are working with real estate professionals from the same brokerage, this field will be filled out to indicate the amount that is retained by the brokerage for the services provided by the buyers' real estate professional.

<sup>11</sup> If the real estate professional discloses an amount in this section, they must provide sellers with a separate form that sets out the source of the remuneration, the amount or likely amount or method of calculation of the remuneration, and all other relevant facts relating to the remuneration under section 5-11(1)(a) of the Rules under the *Real Estate Services Act*.

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL OF BC UNLESS IT IS SPECIFICALLY REQUESTED.



THE CANADIAN BAR ASSOCIATION  
British Columbia Branch

### CONTRACT OF PURCHASE AND SALE

BROKERAGE: Royal LePage 100 Mile Realty DATE: September 6th 2020  
 ADDRESS: 96 Cariboo Hwy 97, Box 2038 100 Mile House PC: V0K2E0 PHONE: (250) 395-3424  
 PREPARED BY: Ray Carlson MLS@ NO: R2369690

SELLER: <u>GERHARD LOEFFELER for</u>	BUYER: <u>SEAN ARTHUR SELDON JACKSON</u>
SELLER: <u>Canim Lake View Ranch LTD</u>	BUYER: _____
ADDRESS: <u>LOT 6 HARRIMAN N</u>	ADDRESS: <u>210- 13900 Hyland Rd</u>
<u>Canim Lake BC</u>	_____
PC: <u>V0K 1J0</u>	SURREY PC: <u>V3W1K4</u>
PHONE: _____	PHONE: _____
	OCCUPATION: <u>BUSINESSMAN</u>

### PROPERTY:

LOT 6 HARRIMAN N ROAD  
 UNIT NO. ADDRESS OF PROPERTY VOK 1J0  
Canim Lake  
 CITY/TOWN/MUNICIPALITY POSTAL CODE  
029-661-951  
 PID OTHER PID(S)  
LOT 6, PLAN EPP42719, DISTRICT LOT 2748, LD27

### LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions: DS  
A

1. PURCHASE PRICE: The purchase price of the Property will be Seventy two thousand five hundred  
XXXXXXXXXXXX 72,500.00 DS  
A  
~~SEVENTY TWO THOUSAND~~  
Five DOLLARS \$ ~~70,000.00~~ (Purchase Price) DS  
A

2. DEPOSIT: A deposit of \$ 5,018.00 which will form part of the Purchase Price, will be paid ~~within 24 hours of~~ acceptance unless agreed as follows: DS  
A  
**WITHIN 3 BANKING DAYS OF ACCEPTANCE**

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Royal LePage 100 Mile Realty and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

B DS  
A  
INITIALS