

ILLINOIS AGENCY DISCLOSURE AND ADDENDUM



This form is to advise you of important agency considerations in **Illinois**, and to allow you to confirm your real estate agency relationships with eXp Realty and its designated real estate licensee(s), _____ ("Designated Agent(s)").

DESIGNATED AGENCY RELATIONSHIP IS PRESUMED

In Illinois, your Designated Agent(s) is/are considered to be representing you as your legal agent(s), in a "designated agency" relationship, unless there is a written agreement between eXp Realty and you providing for a different real estate agency relationship (such as through the Illinois Association of REALTORS® Disclosure and Consent to Dual Agency). This designated agency relationship will be limited to your Designated Agent(s), and will not apply to any other real estate licensees affiliated with eXp Realty. eXp Realty has the right to replace any Designated Agent(s) named in this form with new Designated Agent(s), as determined in eXp Realty's sole discretion. In that instance, your designated agency relationship will apply to your new Designated Agent(s). eXp Realty will advise you within a reasonable time of having made any such replacement. Your Designated Agent(s) shall take ordinary and necessary care to protect your confidential information. Your Designated Agent(s) may disclose your confidential information to eXp Realty for the purpose of seeking advice or assistance for your benefit in regard to a possible transaction. eXp Realty shall not disclose your confidential information unless required by applicable law, or upon your request/permission.

ILLINOIS-REQUIRED MINIMUM SERVICES STATEMENT

If the Buyer Representation Agreement or Listing Agreement that you have entered into with eXp Realty is intended to create an "exclusive" relationship, then the following services shall be provided to you:

1. eXp Realty shall accept delivery of, and present to you, offers and counteroffers to buy, sell, or lease your property or the property that you seek to purchase or lease;
2. eXp Realty will assist you in developing, communicating, negotiating, and presenting offers, counteroffers, and notices that relate to the offers and counteroffers until a lease or purchase agreement is signed and all contingencies are satisfied or waived; and
3. eXp Realty will answer your questions relating to the offers, counteroffers, notices, and contingencies.

ILLINOIS-REQUIRED STATEMENT ON CONTRACT TERMS

No amendment or alteration to the terms of your Buyer Representation Agreement or Listing Agreement (as applicable), with respect to the amount of commission or the time of payment of a commission, shall be valid or binding unless made in writing and signed by all parties.

ILLINOIS-REQUIRED STATEMENT ON FAIR HOUSING

It is illegal for either you or any licensee (including eXp Realty and its Designated Agent(s)) to refuse to show, display, lease or sell to any person because of, race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental disability, familial status, pregnancy, sexual orientation, including but not limited to gender identity, unfavorable discharge from the military service, military status, order of protection status, an arrest record, or any other class protected by Article 3 of the Illinois Human Rights Act.

ILLINOIS-REQUIRED STATEMENT ON RESIDENTIAL PROPERTIES OF 4 UNITS OR LESS

If the subject property is a residential property comprised of 4 units or less, and if your Buyer Representation Agreement or Listing Agreement (as applicable) provides for a protection period following its termination date, then no commission or fee will be due and owing during the protection period, if, during the protection period, you enter into a valid, written brokerage agreement with another sponsoring broker.

ACKNOWLEDGMENT

By signing this form, I/we acknowledge that this form is being supplied by eXp Realty, and, as necessary, shall be deemed to amend, and constitute a part of, the Buyer Representation Agreement or Listing Agreement (as applicable) to which it is appended. If there is any conflict between the terms in this form, and the terms in the respective Buyer Representation Agreement or Listing Agreement, then the terms in this form shall govern and control. By signing this form, I/we further acknowledge the following: (a) having received this form prior to the beginning of any work by my/our eXp Realty real estate licensee(s); and (b) having had discussions with my/our eXp Realty real estate licensee(s) about eXp Realty's compensation policy, and its "cooperating broker" policies.

Client 1: _____
(Signature) (Typed/Print Name) (Date)

(Telephone) (E-mail)

Client 2: _____
(Signature) (Typed/Print Name) (Date)

(Telephone) (E-mail)

eXp Realty: _____
(Designated Managing Broker Signature) (Typed/Print Name) (Date)

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