

# CONNECTICUT DUAL CAPACITY DISCLOSURE

Pursuant to Connecticut Gen. Stat. Ann § 20-325c

Date: \_\_\_\_\_

Borrower Name(s): \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Broker Name: \_\_\_\_\_  
Broker Address: \_\_\_\_\_  
\_\_\_\_\_

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

I/We have read the above document and acknowledge receiving a copy by signing below.

_____ Borrower	_____ Date	_____ Co-Borrower	_____ Date
_____ Borrower	_____ Date	_____ Co-Borrower	_____ Date

This disclosure must be provided prior to the signing of a contract for brokerage services when a first mortgage broker, or any affiliate of such mortgage broker, will also receive a fee, commission, or other valuable consideration for acting as a real estate broker or salesperson in connection with the sale of real estate which secures the mortgage loan.