

Broker Duties in Wisconsin

Owed to *All* Parties

- ✓ Confidential Information
- ✓ Fair and Honest Treatment
- ✓ Reasonable Care and Skill
- ✓ Disclosure of Material Adverse Facts
- ✓ Provision of Accurate Market Condition Information - When Asked
- ✓ Safeguarding of Funds or Property Held by Broker
- ✓ Objective Presentation of Offers

Owed to *Clients* (*Buyer Agency Agreement*)

- ✓ Confidential Information
 - ✓ Fair and Honest Treatment
 - ✓ Reasonable Care and Skill
 - ✓ Disclosure of Material Adverse Facts
 - ✓ Provision of Accurate Market Condition Information - When Asked
 - ✓ Safeguarding of Funds or Property Held by Broker
 - ✓ Objective Presentation of Offers
1. Loyalty
 2. Disclosure of Material Information
 3. Provision of Advice/Information When Requested
 4. Negotiation on Client's Behalf (Unless Waived by Client)

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