DISCLOSURE OF BROKERAGE RELATIONSHIPS

The W. McDevitt Company, Inc.

d/b/a The McDevitt Company

As required by the Illinois Real Estate License Act of 2000 (225 ILCS 454), the following disclosure is provided regarding brokerage relationships in real estate transactions, including commercial real estate.

TYPES OF BROKERAGE RELATIONSHIPS

DESIGNATED AGENCY: Under designated agency, one or more licensees affiliated with the managing broker are designated to act solely on behalf of a consumer. Other licensees affiliated with the same managing broker may be designated to act solely on behalf of another consumer in the same transaction. The managing broker and any licensees not designated to act on behalf of a consumer remain in a neutral position.

DUAL AGENCY (CONSENSUAL): Dual agency occurs when the same brokerage firm or licensee represents both the buyer/tenant and the seller/landlord in the same transaction. Illinois law requires that all parties give their informed written consent before dual agency can occur. In a dual agency situation, the licensee owes limited fiduciary duties to both parties. A dual agent shall not disclose: (1) the price the buyer/tenant is willing to pay other than as set forth in an offer; (2) the price the seller/landlord is willing to accept other than as set forth in a counteroffer; (3) factors motivating either party to buy, sell, or lease; or (4) any information that either party has specifically identified as confidential.

NO BROKERAGE RELATIONSHIP (CUSTOMER): A licensee may also provide services to a consumer without an agency relationship. This is sometimes referred to as working with a customer. In this scenario, the licensee owes duties of honesty and fair dealing but does not owe fiduciary duties to the consumer.

DUTIES OWED TO ALL PARTIES

All licensees owe the following duties to all parties in a transaction, regardless of whom they represent: (1) dealing honestly and in good faith; (2) presenting all offers and counteroffers in a timely manner, unless directed otherwise in writing; (3) disclosing material facts concerning the transaction of which the licensee has actual knowledge; (4) accounting for all money and property received in a timely manner; and (5) providing competent services.

ADDITIONAL INFORMATION

You may contact the Illinois Department of Financial and Professional Regulation (IDFPR) for additional information or to file a complaint at 100 W. Randolph St., 9th Floor, Chicago, Illinois 60601, or visit www.idfpr.com.

Brokerage Firm: The W. McDevitt Company, Inc. (d/b/a The McDevitt Company)
