

OPEN HOUSE DOOR NOTICES

NEW RULES JUNE 15 2018



Following are two open house door notices for two different agency type open houses. These notices are to help the visitor understand your new required business practice of disclosure, make their time in the home as enjoyable as possible and manage your time in the most effective and efficient way. The two door notices are:

1. **Hosting your own open house; and**
2. **Hosting someone else's open house** and you do not have a designated agency relationship with the seller.

The two notices look similar but can be identified by the following:

- **Circled numbers:** Use for your own open houses (seller agent)
- **Boxed numbers:** Use when you are not a designated agent of the seller

REMINDER

Make the same disclosure to a consumer before providing any trading services, including:

- a. advising on the appropriate price for the real estate
- b. making representations about the real estate (see exception below)
- c. finding the real estate for a party to acquire
- d. finding a party to acquire the real estate
- e. showing the real estate (see exception below)
- f. negotiating the price of the real estate or the terms of the trade in real estate
- g. presenting offers to dispose of or acquire the real estate
- h. receiving deposit money paid in respect of the real estate

Exception: You do **not** need to make this disclosure if you are only:

- hosting an open house, or
- answering general questions **provided you don't exchange information with a consumer about their motivation, financial qualifications or real estate needs.**



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TO HELP YOU ENJOY YOUR VISIT TODAY

IF YOU ARE NOT ACCOMPANIED BY A REALTOR®

1

As per the new BC rules please **do not share with me any personal information about yourself** such as:

Motivation, financial qualifications or your real estate needs.

- I am happy to answer general questions that are specific to this home and factual.

2

If you wish to have a more ‘substantial’ conversation with me

I must now first;

- Advise you that I am acting for the seller,
- Obliged to share with the seller any confidential information you provide *however*;

3

Before we continue our ‘substantial’ conversation I must take a few minutes of your time inside and first disclose the type of representation I can offer you by:

- Reviewing and providing you a copy of the new mandatory form: Disclosure of Representation in Trading Services which describes to you the difference between being represented or unrepresented in a real estate transaction.
- Inviting you to complete the optional consumer form confirmation.

Thank you for reading this notice. Please enjoy viewing the home.

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IF YOU ARE NOT ACCOMPANIED BY A REALTOR®

1

As per the new BC rules please **do not share with me any personal information about yourself** such as:

Motivation, financial qualifications or your real estate needs.

- I am happy to answer general questions that are specific to this home and factual.

2

If you wish to have a more ‘substantial’ conversation with me please note I am **not** a designated agent of the seller:

- And therefore, I am **not** acting for the seller, and
- I am **not** obliged to share with the seller any confidential information you provide *however*;

3

Before we continue our ‘substantial’ conversation I must take a few minutes of your time inside and first disclose the type of representation I can offer you by:

- Reviewing and providing you a copy of the new mandatory form: Disclosure of Representation in Trading Services which describes to you the difference between being represented or unrepresented in a real estate transaction.
- Inviting you to complete the optional consumer form confirmation.

Thank you for reading this notice. Please enjoy viewing the home.

开放参观日通知

2018 年 6 月 15 日新规则



以下两种开放日通知是针对两种不同的代理类型。这些通知是为了帮助访客了解新的必须披露的商业行为，让他们参观时尽可能愉快，并以最有效和最高效的方式管理您的时间。两种通知如下：

1. **举办自己的开放参观日：**
2. **举办别人的开放参观日，与卖方没有指定的代理关系。**

这两个通知看起来相似，但可以通过以下方式来辨别：

- **圆圈号码：**用于您自己的开放参观日（卖家代理）
- **方形号码：**用于当您不是卖方指定代理人时

温馨提示

在提供任何交易服务之前对消费者进行同样的披露，包括：

- a. 关于房地产适宜价格的建议
- b. 对房地产进行讲解（见下文例外）
- c. 寻找中介代理
- d. 寻找买家
- e. 展示房地产（见下文例外）
- f. 协商房地产价格或房地产交易条款
- g. 提供卖掉或获取房地产的出价
- h. 收取不动产的定金

例外：若属于以下情况，您**不需要**披露这些：

- 举办开放参观日
- 如果您**未了解消费者的动机、财务状况或房地产需求的信息**，只是回答一般性的问题。



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为了帮助您享受今天的参观

如果您没有房地产经纪人®陪同

1

根据新的 BC 规则，请不要与我分享任何关于您自己的个人信息，比如：
动机，财务状况或您的房地产需求。

- 我很乐意实事求是地回答关于这个房产的一般性问题。

2

如果您想和我进行一场更“实质性”的对话

我首先要：

- 告知您，我代理卖方，
- 有责任与卖方分享您提供的任何私密信息；

3

在继续我们的“实质性”对话之前，我必须耽误您几分钟时间，并首先透露我可以提供给您的代理类型：

- 审阅并提供一份新的规定性表格：在交易服务中披露代理内容，它描述了在房地产交易中被代表或未代表的区别。
- 邀请您完成可选的消费形式确认。

感谢您阅读此通知。请欣赏房屋。

为了帮助您享受今天的参观

如果您没有房地产经纪人®陪同

1

根据新的 BC 规则，请不要与我分享任何关于您自己的个人信息，比如：
动机，财务状况或您的房地产需求。

- 我很乐意实事求是地回答关于这个房产的一般性问题。

2

如果您想和我进行一场更“实质性”的对话，请注意我不是卖家指定的代理：

- 因此，我不代表卖家
- 我不必与卖家分享您提供的任何私密信息；

3

在继续我们的“实质性”对话之前，我必须耽误您几分钟时间，并首先透露我可以提供给您的代理类型：

- 审阅并提供一份新的规定性表格：在交易服务中披露代理内容，
它描述了在房地产交易中被代表或未代表的区别。
- 邀请您完成可选的消费形式确认。

感谢您阅读此通知。请欣赏房屋。