



**NEW MEXICO ASSOCIATION OF REALTORS® — 2024  
BROKER DUTIES TO SELLER  
SELLER'S COMPENSATION TO BUYER'S BROKERAGE**



**PART I**

Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

**SECTION A: All Brokers in this transaction owe the following broker duties to ALL buyers and sellers, in this transaction, even if the broker is not representing the buyer(s) in the transaction:**

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to:
  - A. Any written brokerage relationship the Broker has with any other parties to the transaction; or
  - B. Any material interest/relationship of a business, personal or family nature that the Broker has in the transaction; or
  - C. Any written agreement the Broker has with a Transaction Coordinator who shall be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the Broker about the property or the transaction, or about the financial ability of the parties to the transaction, to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

**SECTION B: In addition to the above duties, Broker(s) owes the following Broker Duties to the buyer(s) in this transaction, regardless of the scope and nature of those services.**

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
  - A. timely presentation of and response to all written offers or counteroffers; and
  - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

If the Broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing the Broker is not expected to provide such service, advice, or assistance. The Broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the Broker there may be matters related to the transaction outside the Broker's knowledge or expertise and the Broker shall suggest the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the Broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship options available in New Mexico:
  - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
  - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in a real estate transaction rather than as an exclusive agent for either party;
  - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
  - A. that the seller has previously indicated he/she shall accept a sales price less than the asking or listed price;
  - B. that the seller shall agree to financing terms other than those offered;
  - C. the seller's motivation for selling/leasing; or
  - D. any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
  - A. that the buyer has previously indicated he/she shall pay a price greater than the price submitted in a written offer;
  - B. the buyer's motivation for buying; or
  - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.



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**PART II**

1. **BROKERAGE RELATIONSHIP:** Broker is working with Buyer in the following capacity: (check applicable)
- Transaction Broker (Non-Agency Relationship) WITH a Buyer Brokerage Agreement
  - Agent for Buyer WITH a Buyer Brokerage Agreement, which includes an Agency Addendum/Provision

2. **BROKER DISCLOSURES. (Check all applicable). Broker shall update all disclosures as needed.**  
Check if Applicable

A.  **TRANSACTION COORDINATOR.** Seller's Broker(s) has engaged the services of a transaction coordinator who will be assisting the Seller's Broker in the processing of the real estate transaction. The transaction coordinator's services may include, but not be limited to, the following: gathering necessary information and paperwork for and from buyers and sellers; overseeing and organizing contractual deadlines; communicating and coordinating with lenders, title companies, inspectors, other brokers in the transaction and the parties to the contract to facilitate the closing of the real estate transaction; and assembling the final real estate transaction file for closing.

Name of Transaction Coordinator: \_\_\_\_\_

B.  **CONFLICT OF INTEREST/MATERIAL INTEREST.** Seller's Broker has a material interest or relationship of a business, personal, or family nature in the transaction. Describe the material interest and/or relationship:

\_\_\_\_\_

\_\_\_\_\_

C.  **ADVERSE MATERIAL FACTS.** Explain any adverse material facts related to the Property or Transaction about which the Seller's Broker has actual knowledge.

\_\_\_\_\_

\_\_\_\_\_

**BUYER'S BROKERAGE**

Buyer's Broker Name \_\_\_\_\_ Buyer's Broker's Qualifying Broker's Name and NMREC License No. \_\_\_\_\_

Buyer's Brokerage Firm \_\_\_\_\_ Office Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email Address \_\_\_\_\_

Buyer's Brokerage Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Broker  is  is not a REALTOR®

**SELLER**

  
Seller Signature

**Anita Padilla**  
Printed Name

**9-16-2024**  
Date

**3:15**  
Time

\_\_\_\_\_  
Seller Signature Printed Name Date Time

If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum



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This Agreement is made by and between \_\_\_\_\_  
 (“Buyer’s Brokerage”) and Anita Padilla (“Seller”).

**1. PROPERTY.**

6931 Skylar Dr NE Rio Rancho NM 87144  
 Address City State Zip Code  
 Legal: Subd: ENCHANTED HILLS 13B Block: 6 Lot: 14  
 Legal Description  
 or see metes & bounds description attached as Exhibit \_\_\_\_\_, Sandoval County, New Mexico.

**2. IDENTIFICATION OF BUYER(S). This Agreement applies to:**

- Any buyer represented by Buyer’s Brokerage; or
- Only the following Specific Buyer (s) represented by Buyer’s Brokerage: \_\_\_\_\_

**3. COMPENSATION.** Seller shall pay applicable New Mexico Gross Receipts Tax on all Compensation.

**A. Sale.** If during the term of this Agreement, the Property is sold to a/the Buyer identified in Para. 2 , Seller shall pay Buyer’s Brokerage compensation of 3 % of Purchase Price or \$ \_\_\_\_\_ (“Compensation”), provided said buyer is represented by Buyer’s Brokerage at the time of the Closing. *“Closing” is defined as a series of events by which Buyer and Seller satisfy all of their obligations under a Purchase Agreement, including, but not limited to, Seller’s transfer of legal title or in the case of a Seller Financing - Real Estate Contract, equitable title to the buyer. Notwithstanding the foregoing, Buyer’s Brokerage cannot receive from one source or multiple sources (Seller, Listing Brokerage and/or Buyer) more than the total amount of compensation the buyer agreed to pay the Buyer’s Brokerage under the Buyer Brokerage Agreement.*

**B. No Sale Due to Seller’s Breach.** If Property does not Close and Fund due to Seller’s breach of the Purchase Agreement, Seller shall pay Buyer’s Brokerage \_\_\_\_\_ % of Purchase Price or \$ \_\_\_\_\_.

**4. TIMING OF PAYMENT AND AUTHORIZATION TO TITLE COMPANY.** Compensation shall be due at time of Closing of sale of Property and Seller hereby authorizes title company/agent to disburse Compensation directly to Buyer’s Brokerage upon Closing of Property.

**5. TERM.** The Term of this Agreement shall begin on September 20 2024 and terminate at 11:59 pm Mountain Time on December 30 2024. If the Property is under Contract or Seller is negotiating the sale or exchange of the Property with a/the Buyer identified in Para. 2 on the date this Agreement would otherwise terminate, the term shall automatically be extended through the Closing of the sale of the Property. The word "Term" as used in this Agreement shall include all extensions.

**6. MEDIATION.** If a dispute arises between the parties relating to this Agreement, the parties shall submit the dispute to mediation, jointly appoint a mediator and share equally the costs of the mediation. If a mediator cannot be agreed upon or mediation is unsuccessful, the parties may enforce their rights and obligations under this Agreement in any manner provided by New Mexico law.

**7. ATTORNEY FEES AND COSTS.** Should any aspect of this Agreement result in arbitration or litigation, the prevailing party of such action shall be entitled to an award of reasonable attorneys’ fees and court costs.

**8. COUNTERPARTS.** This agreement may be executed in one or more counterparts, each of which is deemed to be an original, and all of which shall together constitute one and the same instrument.

**9. SEVERABILITY.** If any portion of this Agreement is found by any court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

*This form and all New Mexico Association of REALTORS® (NMAR) forms are for the sole use of NMAR members and those New Mexico Real Estate Licensees to whom NMAR has granted prior written authorization. Distribution of NMAR Forms to non-NMAR members or unauthorized Real Estate Licensees is strictly prohibited. NMAR makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form the parties agree to the limitations set forth in this paragraph. The parties hereby release NMAR, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity, or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association’s strict Code of Ethics.*



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- 10. GOVERNING LAW AND VENUE.** This Agreement is to be construed in accordance with and governed by the internal laws of the State of New Mexico without giving effect to any choice of law rule that would cause the application of the laws of any jurisdiction other than the internal laws of the State of New Mexico to the rights and duties of the parties. Each party hereby irrevocably consents to the jurisdiction and venue of the state and federal courts located in the county in which the Property or any portion of the Property is located in connection with any claim, action, suit or proceeding relating to this Agreement and agrees that all suits or proceedings relating to this Agreement shall be brought only in such courts.
- 11. ENTIRE AGREEMENT.** This Agreement contains the entire Agreement between the parties relating to the subject matter and supersedes any previous agreements, arrangements, undertakings or proposals, oral or written. This Agreement may be varied only by a document signed by both parties.

**! IMPORTANT NOTICE TO SELLER !**

The amount of compensation paid by a Seller or Buyer to any Brokerage and other terms of any agreement to compensate a Brokerage are fully negotiable and are NOT dictated, prescribed or controlled by any Multiple Listing Service rule, the local, state or National Association of REALTORS® or local, state or national law.

*Anita Padilla* SELLER(S) Anita Padilla 9-16-2024 5:15pm  
 Seller Signature Printed Name Date Time

Seller Signature Printed Name Date Time

If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum

**BUYER'S BROKER**

**BUYER BROKER ATTESTATION:** Buyer Broker hereby attests the amount of compensation to be received under this Agreement does not exceed the Compensation that Buyer has agreed to pay the Buyer's Brokerage under the Buyer Brokerage Agreement.

Buyer's Broker Name Buyer's Broker Signature

Buyer's Qualifying Broker's Name No. Buyer's Qualifying Broker's NMREC License

Buyer's Brokerage Firm Office Phone Cell Phone

Buyer's Brokerage Address City State Zip Code

Buyer's Broker Email Address Broker  is  is not a REALTOR®

**BUYER'S ACKNOWLEDGMENT OF COMPENSATION**

Buyer Signature Printed Name Date Time

Buyer Signature Printed Name Date Time

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