

(c) Except as otherwise provided in subsection (d) of this section, a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson may not act as a dual agent in this State.

(d) (1) (i) If a licensed real estate broker or a designee of the real estate broker obtains the written informed consent of all parties to a real estate transaction, the real estate broker may act as a dual agent in the transaction.

(ii) When acting as a dual agent in a real estate transaction, a real estate broker or a designee of the real estate broker shall assign a licensed associate real estate broker or licensed real estate salesperson affiliated with the real estate broker to act as the [designated dual] INTRA-COMPANY agent on behalf of the seller or lessor and another licensed associate real estate broker or licensed real estate salesperson affiliated with the real estate broker to act as the [designated dual] INTRA-COMPANY agent on behalf of the buyer or lessee.

(iii) 1. Except as otherwise required by this title and except to the [designated dual] INTRA-COMPANY agent's real estate broker or a designee of the real estate broker, [a designated dual] AN INTRA-COMPANY agent may not disclose information that a seller or buyer in a real estate transaction requests to remain confidential.

2. Except as otherwise required by this title, the real estate broker or the designee of the real estate broker ACTING AS THE DUAL AGENT may not disclose confidential information to the buyer or seller or the [buyer] BUYER'S or seller's [dual] INTRA-COMPANY agent in the same real estate transaction.

(iv) If a real estate broker offers any financial bonuses to licensees affiliated with the broker for the sale or lease of real property listed with the real estate broker, the real estate broker shall provide to each party to a real estate transaction a statement that discloses that financial bonuses are offered.

(V) AN INTRA-COMPANY AGENT REPRESENTING THE SELLER OR BUYER MAY PROVIDE THE SAME SERVICES TO THE CLIENT AS AN EXCLUSIVE AGENT FOR THE SELLER OR BUYER, INCLUDING ADVISING THE CLIENT AS TO PRICE AND NEGOTIATION STRATEGY, PROVIDED THAT THE INTRA-COMPANY AGENT HAS MADE THE APPROPRIATE DISCLOSURES TO THE CLIENT AND THE CLIENT HAS CONSENTED, AS REQUIRED BY THIS SECTION, TO DUAL AGENCY REPRESENTATION ~~AS REQUIRED IN THIS SECTION~~.

(VI) THE PROVISIONS OF THE SERVICES SPECIFIED IN THIS SUBSECTION MAY NOT BE CONSTRUED TO BE A BREACH OF DUTY OF THE AGENT LICENSEE, PROVIDED THAT THE AGENT LICENSEE HAS COMPLIED WITH THE DUTIES SPECIFIED IN ~~§ 17-534~~ § 17-522 OF THIS SUBTITLE.

(2) The written consent shall identify each property for which the real estate broker will serve as a dual agent.

(3) The written consent shall include a statement that:

(i) the real estate broker receives compensation on the sale of a property listed only by the broker;