

who participates in a residential real estate transaction to utilize a standard disclosure form in each real estate transaction that includes the information specified in subsection (b)(5) of this section.

(2) The Real Estate Commission shall require a licensed real estate broker who acts as a dual agent and a licensed real estate associate broker or licensed real estate salesperson who acts as [a designated dual] AN INTRA-COMPANY agent in a real estate transaction to utilize a standard consent form that includes the information specified in subsection (d)(3) of this section.

(f) (1) The State Real Estate Commission shall prepare and provide a copy of:

(i) the standard disclosure form required under subsection (b) of this section to each licensee in this State; and

(ii) the standard consent form required under subsection (d) of this section to each licensee in this State.

(2) The disclosure form and the consent form shall be:

(i) written in a clear and coherent manner using words with common and everyday meanings;

(ii) appropriately divided and captioned by their various sections; and

(iii) printed in at least 10 point type.

[(g) The provisions of this section apply only to residential real estate transactions of 1, 2, 3, or 4 single-family units.

(h) This section does not apply to a lease of 125 days or less.

(i) The Commission may adopt regulations to implement the provisions of this section.]

~~17-532. 17-531.~~

~~(A) A LICENSEE PROVIDING REAL ESTATE BROKERAGE SERVICES IN AN AGENCY RELATIONSHIP SHALL HAVE THE STANDARD DUTIES PROVIDED IN § 17-534 OF THIS SUBTITLE.~~

~~(B) THIS PART III OF THIS SUBTITLE DOES NOT PROHIBIT A LICENSEE AND A CLIENT FROM AGREEING IN WRITING TO A BROKERAGE RELATIONSHIP ENTERING A BROKERAGE AGREEMENT THAT IMPOSES ON A LICENSEE DUTIES AND OBLIGATIONS IN ADDITION TO THE STANDARD DUTIES PROVIDED IN § 17-532 AND OBLIGATIONS SPECIFIED IN § 17-532 OF THIS SUBTITLE.~~

~~17-534. 17-532.~~

~~(A) ALL REAL ESTATE AGENTS, INCLUDING SELLERS' AGENTS, BUYERS' AGENTS, COOPERATING AGENTS, DUAL AGENTS, AND INTRA-COMPANY AGENTS, OWE THE FOLLOWING STANDARD DUTIES TO THEIR CLIENTS:~~