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Question by lovelyrita: What does it mean if a real estate agent is encouraging us to let her act as an intermediary?

My husband and I live in Texas and we think it's time for us to finally buy a home. Our busy schedules keep us from being able to really search the market and we have realized that we need a real estate agent but I am not sure if I should sign a contract with her. She would like us to let her act as a intermediary agent and I am not sure if that is on best interest. Please advice!

Best answer:

Answer by kemperk

NEVER ever accept anyone as a "legal" intermediary. know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing

<http://www.habitahunters.com/services/IBS.pdf>

a buyer should never ever accept anyone but a buyer's agent.

a buyer's agent acts like an attorney, ADVISING and negotiating. [paid for by the seller]

an intermediary is a totally neutral party--WORTHLESS when buying real estate.

[fact; in the past 40 yrs, buyers have overpaid by 15% average, on properties bought when dual agency OR intermediaries was/were accepted by the buyer because NEITHER one is permitted by law, to negotiate for the buyer!!!

Give your answer to this question below!

You can also find this article published on [What does it mean if a real estate agent is encouraging us to let her act as an intermediary?](#), and on the tag pages [Agent](#), [encouraging](#), [Estate](#), [intermediary](#), [mean](#), [Real](#).