Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE



FOR SALE

Churchill Village Apartments

BAILEY HILL ROAD BETWEEN WEST 18TH AVENUE & VILLAGE AVENUE | EUGENE, OREGON 97402

127 Units | 13.5 AC | Mix of Studios, 2-Bed & 3-Bed Units | $24,500,000

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland
david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

Corey Clark
teamclark2@yahoo.com

541.350.0690
cell

2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.

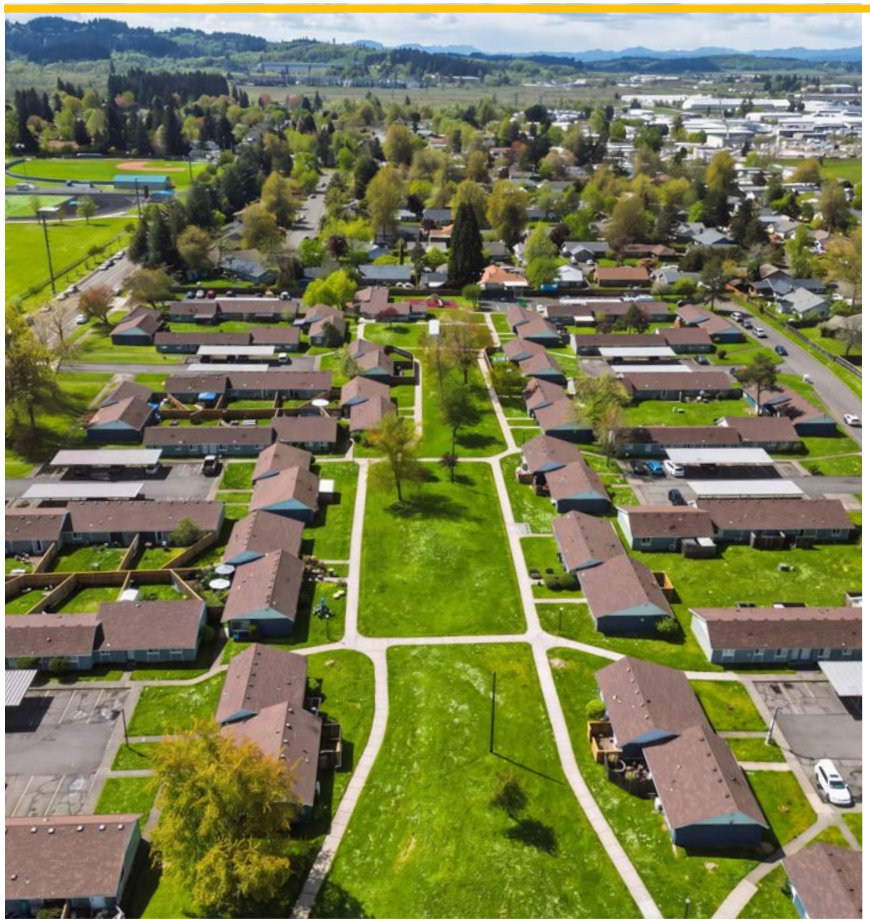
Churchill Village

WEST 18TH AVE & BAILEY HILL RD
EUGENE | LANE COUNTY | OREGON

Churchill Village Apartments is an 127-unit apartment project in Eugene, Oregon. The garden-style project is a mix of nine studio units, seventy 2-bed/1-bath units, and forty-eight 3-bed/1.5 bath units in forty-eight buildings. Additionally, the community features an ≈2,720 sf clubhouse/rec room building, playground, and basketball court for residents' use.

127 UNIT APARTMENT PROJECT

70	48	9
2-BED 1-BATH	3-BED 1.5-BATH	STUDIOS



The property is on the corner of Bailey Hill Road & West 18th Avenue, with frontage on both arterials, and directly across the street from Churchill High School, one of the five major public high schools servicing Eugene. The northerly border of the property is Village Avenue, a private road servicing the project, and part of the 13.5 acre site.

All units have recently been upgraded with a ductless heating and cooling units. Most units have in-unit laundry hook-ups, as well as access to a six machine laundry facility off the community room. Most units feature vinyl plank flooring, stainless steel fridges, and private patio or yard space - in addition to access to the lush open common space on the site. The property has 242 parking spaces; half covered and half uncovered spaces. Each unit has a designated covered space, as well as, access to the open field parking, equivalent to nearly two spaces per unit.

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland

david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

Corey Clark

teamclark2@yahoo.com

541.350.0690
cell

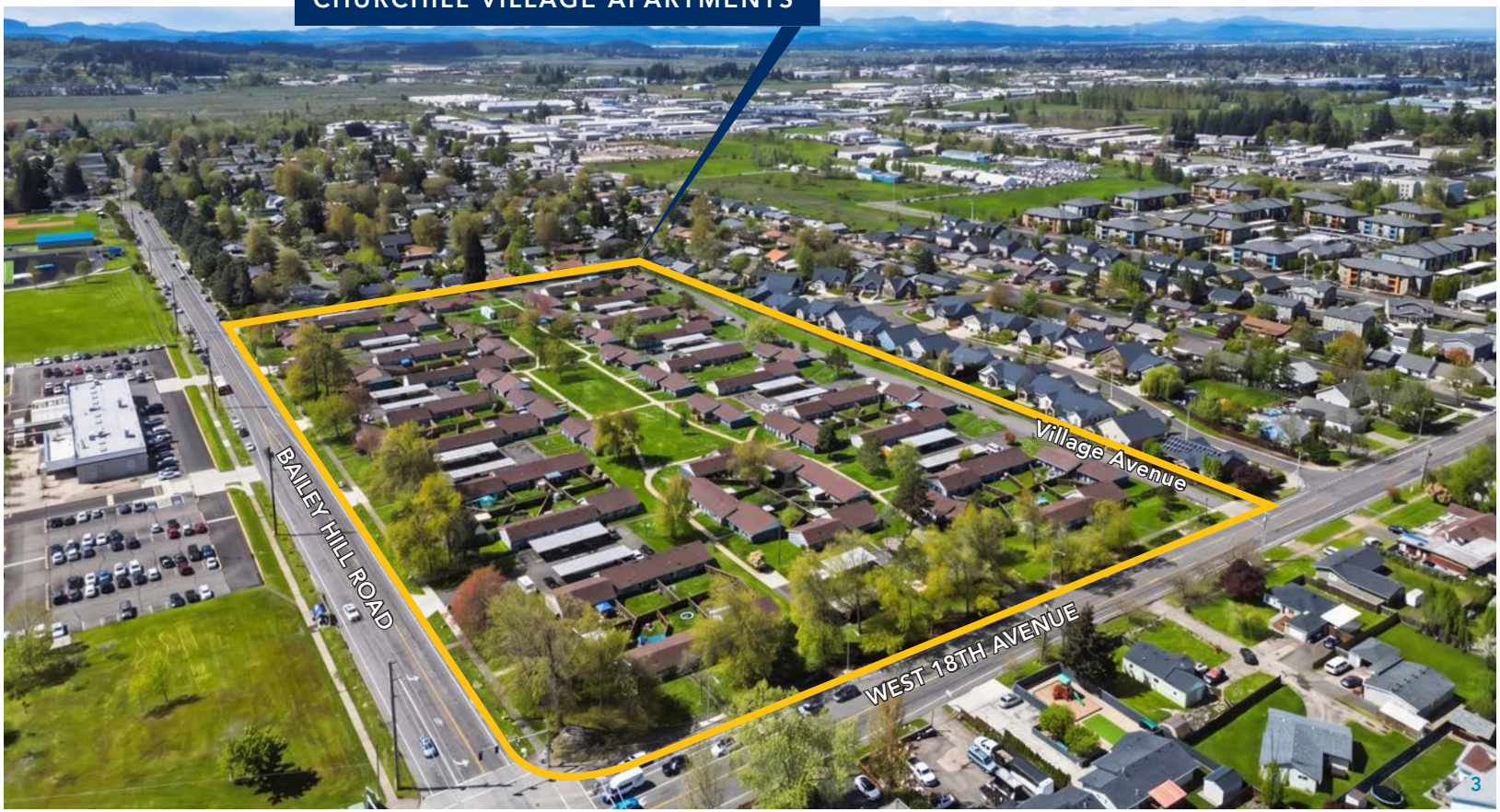
2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.



Location

The **Churchill Village Apartments** are located in southwest Eugene at the corner of Bailey Hill Road and West 18th Avenue. The property is directly across the street from a major public High School, and is well serviced by major bus lines, minutes from access to the highway systems of Eugene and 11 minutes from Downtown and the University of Oregon campus by car.



Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland
david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

Corey Clark
teamclark2@yahoo.com

541.350.0690
cell

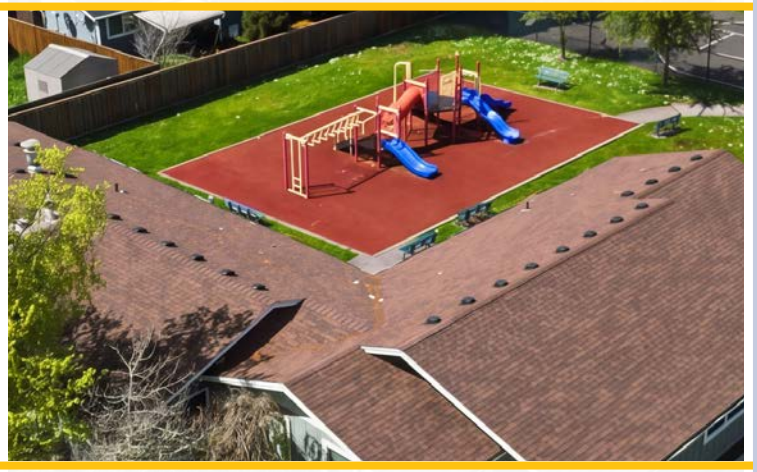
2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.



UNIT MIX

		UNIT MIX	UNIT SIZES			PROJECT SIZE
Unit Type	Baths	Total Units	Unit Size Low (SF)	Unit Size High (SF)	Average Unit Size (SF)	TOTAL Square Feet
A - Studio	1	9	222	386	240	2,162
B - 2 Bedroom	1	70	870	870	870	60,900
C - 3 Bedroom	1.5	48	1,004	1,004	1,004	48,192
Totals		**127**				**111,254**



LOAN ASSUMABILITY

According to the Seller, there are two assumable loans on the property. The first position loan for $12,545,000 is at 3.12%. The second position loan is for $4,270,680 at a rate of 7.19%. Both loans come due in 2033.



Financial Overview

PRO FORMA OPERATING STATEMENT

INCOME		
Scheduled Monthly Rent		$163,010
Vacant Unit Rent		$24,500
Pet Rent		$900
Late Charge		$1,750
Laundry/Vending		$500
Other Income		$250
TOTAL SCHEDULED MONTHLY INCOME		$190,910
	Months	x 12
TOTAL SCHEDULED ANNUAL INCOME		$2,290,920
LESS VACANCY & C/L	5%	(114,546)
TOTAL OPERATING INCOME		**$2,176,374**
EXPENSES		
Management, all-in	9%	($195,873)
Turnover	($200/unit, rounded up)	($30,000)
Net Utility Cost	(Rubs netted out)	($65,000)
Repair & Maintenance	($1,200/unit)	($152,400)
Insurance		($102,387)
Tax		($215,929)
Landscape		($60,000)
Reserve		($40,000)
Miscellaneous		($40,000)
TOTAL EXPENSES		**($901,589)**

Net Operating Income $1,274,785

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland

david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

Corey Clark

teamclark2@yahoo.com

541.350.0690

cell

2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.













Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland

david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

Corey Clark

teamclark2@yahoo.com

541.350.0690

cell

2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.











Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

Rent Roll

	NUMBER	BED	BATH	STATUS	RENT	MARKET RENT	DEPOSIT	MOVE-IN
1	00-01	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 1,200.00	4/18/25
2	00-02	2	1	Vacant-Unrented		$ 1,450.00	$ -	
3	00-03	3	1.5	Vacant-Unrented		$ 1,750.00	$ -	
4	00-04	2	1	Current	$ 1,340.00	$ 1,450.00	$ 875.00	5/23/18
5	00-05	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	8/30/25
6	00-06	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 1,200.00	3/22/24
7	00-07	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	2/1/25
8	00-08	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 900.00	3/9/26
9	00-09	2	1	Current	$ 1,400.00	$ 1,500.00	$ 900.00	4/29/22
10	00-10	2	1	Current	$ 1,450.00	$ 1,500.00	$ -	10/3/23
11	00-11	0	1	Current	$ 900.00	$ 925.00	$ 775.00	4/17/24
12	10-01	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 1,200.00	12/31/24
13	10-02	2	1	Current	$ 1,500.00	$ 1,500.00	$ 1,200.00	7/17/26
14	10-03	2	1	Current	$ 1,450.00	$ 1,450.00	$ 1,200.00	7/14/23
15	10-04	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 900.00	5/29/26
16	10-05	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	6/1/25
17	10-06	0	1	Current	$ 1,025.00	$ 1,025.00	$ 1,200.00	8/14/26
18	50-01	2	1	Current	$ 1,250.00	$ 1,450.00	$ 500.00	2/8/13
19	50-02	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 900.00	11/29/22
20	50-03	2	1	Current	$ 1,370.00	$ 1,450.00	$ 825.00	9/1/16
21	50-04	2	1	Current	$ 1,450.00	$ 1,500.00	$ 1,200.00	5/10/24
22	50-05	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 1,200.00	1/10/24
23	50-06	3	1.5	Vacant-Unrented		$ 1,750.00	$ -	
24	50-07	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	1/6/26
25	50-08	2	1	Current	$ 1,450.00	$ 1,450.00	$ 900.00	2/2/26
26	50-09	3	1.5	Current	$ 1,600.00	$ 1,750.00	$ -	9/1/23
27	50-10	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	9/12/24
28	51-01	3	1.5	Current	$ 1,600.00	$ 1,750.00	$ 900.00	4/17/24
29	51-02	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	10/1/24
30	51-03	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 1,200.00	11/4/20
31	51-04	2	1	Current	$ 1,500.00	$ 1,500.00	$ 1,200.00	3/7/25
32	51-05	2	1	Vacant-Unrented		$ 1,450.00	$ -	
33	51-06	3	1.5	Current	$ 1,620.00	$ 1,750.00	$ 1,000.00	11/14/19
34	51-07	2	1	Current	$ 1,450.00	$ 1,450.00	$ 900.00	3/14/24
35	51-08	2	1	Current	$ 1,400.00	$ 1,450.00	$ 900.00	8/1/22
36	51-09	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 900.00	7/19/23
37	52-01	3	1.5	Current	$ 1,600.00	$ 1,750.00	$ 900.00	2/17/23
38	52-02	2	1	Current	$ 1,500.00	$ 1,500.00	$ -	8/26/26
39	52-03	2	1	Current	$ 1,325.00	$ 1,500.00	$ 750.00	2/1/16
40	52-04	3	1.5	Vacant-Unrented		$ 1,750.00	$ -	
41	52-05	2	1	Vacant-Unrented		$ 1,700.00	$ -	
42	52-06	2	1	Current	$ 1,350.00	$ 1,450.00	$ 400.00	4/21/14
43	52-07	3	1.5	Vacant-Unrented		$ 1,750.00	$ -	
44	52-08	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 900.00	4/1/26
45	52-09	2	1	Current	$ 1,350.00	$ 1,500.00	$ 900.00	1/11/23
46	52-10	2	1	Current	$ 1,350.00	$ 1,500.00	$ 400.00	2/4/14
47	52-11	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ -	8/28/26
48	52-12	2	1	Current	$ 1,350.00	$ 1,500.00	$ 900.00	2/1/25
49	53-01	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	7/5/25
50	53-02	3	1.5	Current	$ 1,550.00	$ 1,750.00	$ 1,200.00	8/21/20
51	53-03	2	1	Current	$ 1,350.00	$ 1,450.00	$ 400.00	3/4/14
52	53-04	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	12/2/24
53	53-05	3	1.5	Vacant-Unrented		$ 1,750.00	$ -	
54	53-06	2	1	Vacant-Unrented		$ 1,500.00	$ -	
55	53-07	2	1	Current	$ 1,325.00	$ 1,500.00	$ 705.00	9/9/11
56	53-08	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ -	2/1/25
57	53-09	2	1	Vacant-Unrented		$ 1,500.00	$ -	
58	53-10	2	1	Current	$ 1,375.00	$ 1,500.00	$ 1,200.00	2/3/21
59	53-11	3	1.5	Current	$ 1,550.00	$ 1,700.00	$ 1,200.00	1/29/21
60	53-12	0	1	Current	$ 875.00	$ 925.00	$ 700.00	2/1/22
61	53-13	0	1	Current	$ 900.00	$ 925.00	$ 1,075.00	1/2/24
62	54-01	3	1.5	Current	$ 1,625.00	$ 1,700.00	$ 900.00	1/27/24
63	54-02	2	1	Current	$ 1,400.00	$ 1,500.00	$ 1,200.00	5/24/21
64	54-03	2	1	Current	$ 1,350.00	$ 1,500.00	$ 400.00	5/7/14
65	54-04	3	1.5	Current	$ 1,550.00	$ 1,750.00	$ 900.00	7/17/20
66	54-05	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	11/14/25
67	54-06	2	1	Current	$ 1,355.00	$ 1,500.00	$ 1,125.00	12/13/16
68	54-07	3	1.5	Vacant-Unrented		$ 1,700.00	$ -	
69	54-08	3	1.5	Vacant-Unrented		$ 1,750.00	$ -	
70	54-09	2	1	Current	$ 1,400.00	$ 1,500.00	$ 900.00	8/26/22
71	54-10	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	3/24/26
72	54-11	3	1.5	Current	$ 1,550.00	$ 1,750.00	$ 900.00	3/29/19
73	54-12	3	1.5	Current	$ 1,500.00	$ 1,500.00	$ 900.00	5/23/25
74	54-13	0	1	Current	$ 925.00	$ 925.00	$ 825.00	9/2/25
75	55-01	2	1	Current	$ 1,400.00	$ 1,500.00	$ 900.00	8/19/22
76	55-02	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 900.00	9/15/25
77	55-03	2	1	Vacant-Unrented		$ 1,500.00	$ -	
78	55-04	2	1	Current	$ 1,450.00	$ 1,500.00	$ 1,200.00	7/1/25
79	55-05	3	1.5	Current	$ 1,600.00	$ 1,700.00	$ 1,200.00	12/12/22
80	55-06	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ 900.00	10/1/25
81	55-07	2	1	Current	$ 1,380.00	$ 1,500.00	$ 900.00	9/4/20
82	55-08	2	1	Current	$ 1,500.00	$ 1,500.00	$ 1,200.00	11/18/25
83	55-09	3	1.5	Current	$ 1,600.00	$ 1,750.00	$ 1,200.00	10/3/17
84	55-10	2	1	Current	$ 1,340.00	$ 1,500.00	$ 1,200.00	5/1/20
85	55-11	2	1	Current	$ 1,350.00	$ 1,500.00	$ 900.00	9/5/19
86	55-12	3	1.5	Current	$ 1,550.00	$ 1,750.00	$ 900.00	8/16/19
87	55-13	0	1	Current	$ 900.00	$ 925.00	$ 775.00	10/20/23
88	56-01	3	1.5	Vacant-Unrented		$ 1,700.00	$ -	
89	56-02	2	1	Current	$ 1,350.00	$ 1,500.00	$ 625.00	3/1/10
90	56-03	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	6/22/26
91	56-04	3	1.5	Current	$ 1,600.00	$ 1,750.00	$ 900.00	2/22/21
92	56-05	2	1	Current	$ 1,500.00	$ 1,500.00	$ -	8/29/26
93	56-06	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	9/8/25
94	56-07	3	1.5	Current	$ 1,750.00	$ 1,750.00	$ -	2/26/26
95	56-08	3	1.5	Current	$ 1,620.00	$ 1,750.00	$ 950.00	6/2/17
96	56-09	2	1	Current	$ 1,350.00	$ 1,500.00	$ 100.00	2/1/89
97	56-10	2	1	Current	$ 1,350.00	$ 1,500.00	$ 900.00	7/11/22
98	56-11	3	1.5	Current	$ 1,475.00	$ 1,750.00	$ 900.00	4/10/20
99	56-12	2	1	Current	$ 1,325.00	$ 1,500.00	$ 900.00	2/1/20
100	56-13	0	1	Current	$ 925.00	$ 925.00	$ 1,125.00	8/4/26
101	57-01	2	1	Current	$ 1,450.00	$ 1,500.00	$ 900.00	7/2/23
102	57-02	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 900.00	6/17/22
103	57-03	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	11/7/25
104	57-04	2	1	Current	$ 1,400.00	$ 1,500.00	$ 900.00	1/13/22
105	57-05	3	1.5	Current	$ 1,625.00	$ 1,750.00	$ 1,200.00	5/24/22
106	57-06	3	1.5	Current	$ 1,550.00	$ 1,750.00	$ 1,200.00	4/23/19
107	57-07	2	1	Current	$ 1,350.00	$ 1,500.00	$ 1,200.00	8/10/18
108	57-08	2	1	Current	$ 1,375.00	$ 1,500.00	$ 900.00	7/28/22
109	57-09	3	1.5	Current	$ 1,620.00	$ 1,750.00	$ 400.00	12/2/13
110	57-10	2	1	Current	$ 1,450.00	$ 1,500.00	$ 900.00	10/25/24
111	57-11	2	1	Current	$ 1,450.00	$ 1,500.00	$ 1,200.00	7/18/25
112	57-12	3	1.5	Current	$ 1,620.00	$ 1,750.00	$ 400.00	2/12/15
113	57-13	0	1	Current	$ 925.00	$ 925.00	$ 825.00	6/26/25
114	58-01	3	1.5	Current	$ 1,550.00	$ 1,750.00	$ 1,200.00	2/23/17
115	58-02	2	1	Current	$ 1,500.00	$ 1,500.00	$ 1,200.00	12/17/25
116	58-03	2	1	Current	$ 1,500.00	$ 1,500.00	$ 900.00	8/13/26
117	58-04	3	1.5	Current	$ 1,575.00	$ 1,750.00	$ 900.00	4/16/24
118	58-05	2	1	Current	$ 1,450.00	$ 1,500.00	$ 900.00	9/13/24
119	58-06	0	1	Current	$ 900.00	$ 925.00	$ 600.00	12/1/12
120	59-01	2	1	Current	$ 1,325.00	$ 1,500.00	$ 900.00	2/21/20
121	59-02	3	1.5	Current	$ 1,600.00	$ 1,750.00	$ 900.00	2/8/21
122	59-03	2	1	Current	$ 1,375.00	$ 1,500.00	$ 700.00	6/24/11
123	59-04	2	1	Current	$ 1,350.00	$ 1,500.00	$ 1,200.00	7/29/22
124	59-05	3	1.5	Current	$ 1,620.00	$ 1,750.00	$ -	8/1/18
125	90-01	3	1.5	Current	$ 1,475.00	$ 1,750.00	$ 900.00	3/3/20
126	90-02	2	1	Vacant-Unrented		$ 1,500.00	$ -	
127	90-03	3	1	Current	$ 1,500.00	$ 1,500.00	$ 1,200.00	4/4/25
127	**UNITS**				**$ 163,010.00**	**$ 196,825.00**	**$ 96,455.00**	

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland
david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

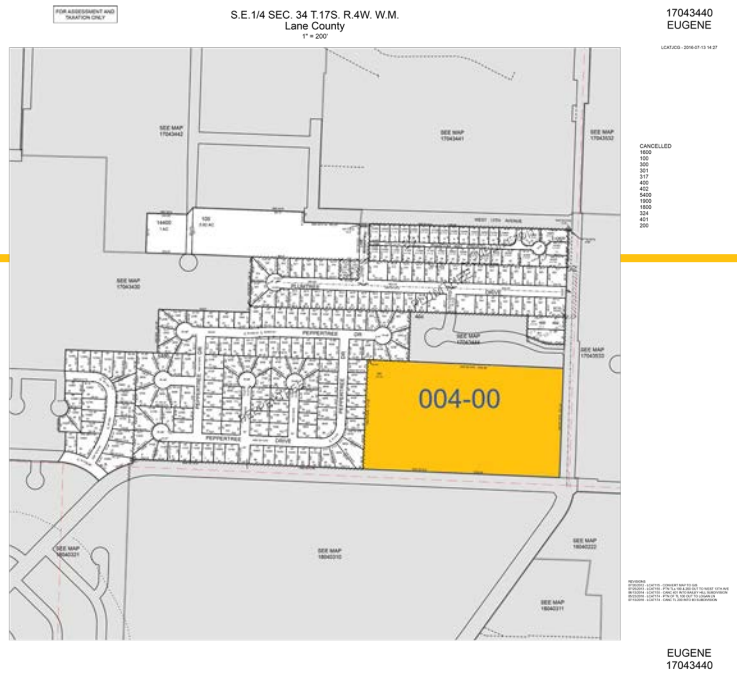
Corey Clark
teamclark2@yahoo.com

541.350.0690
cell

2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.

Complex Site





ASSESSOR'S INFORMATION

Tax Map & Lot No.	17-04-34-40-00500
Lot Size	13.5 Acres | 588,060 Square Feet
Zoning	R-1 | Low Density Residential
2025-26 Property Tax	$200,095.45



Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

David Holland

david@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

CENTURY 21
North Homes Realty

CONTACT

Corey Clark

teamclark2@yahoo.com

541.350.0690
cell

2421 S. Hwy 97.
Redmond, OR 97756

Licensed in the
State of Oregon.

Complex Map



Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.
This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships
An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent — Represents the seller only;

Buyer's Agent — Represents the buyer only;

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer
Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction
One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.