



CODE OF ETHICS

Real Estate Buyers' Agents Association of Australia (REBAA) members acknowledge that a buying agency must be founded upon strict adherence to the legal principles of a real estate agency with ethical standards that may surpass minimum legal standards.

Through our commitment to the following principles, our integrity, and our professionalism we serve our clients and community. REBAA members will:

1. **Act in accordance with the relevant real estate agent laws.**
2. **Not represent any client where a conflict of interest exists** or is likely to arise.
3. **Advise and counsel clients** based on their own professional experience, knowledge and judgment and on the results of research and enquiries. Make it clear to the client whether descriptions of a property are the selling agent's or vendors' claims or are the buyers' agents own discoveries.
4. **Always act in the best interests of their clients**, never do anything that might jeopardise the clients' bargaining position or other interests, and not disclose clients' confidential information.
5. **Always act in accordance with the clients' lawful instructions**, notwithstanding 5 and 6 above.
6. **Have a written agreement** with each client, specifying the services to be provided, fees and payment schedule, the term of the agreement and the client's options and obligations for termination of the agreement.
7. **Declare to the client any financial or other interest** in any property or service they are referring the client to.
8. **Disclose to selling agents, on first contact, that they are acting as buyers' agents** and are not the purchaser. Give written authority to bid, signed by the client, to the selling agent or vendor, before the start of any auction (state laws may differ).

9. **Consider and research all potential sources** when conducting a property search.
10. **Thoroughly research a targeted property** and its surroundings whenever possible to discover all material information and relate all relevant information to the client.
11. **Not undertake specialised services for which they are not qualified or licensed** and make it clear to the client that they are not a substitute for professional, legal or financial advice (unless qualified to provide that advice).

These principles and standards reflect and, in many instances, are higher than those mandated by law as defined by the NSW Property, Stock and Business Agents Act 1941. If there is any case where the law requires a greater obligation than the REBAA Code of Ethics or Standards of Practice, then the requirements of the law must be followed. © 2001. The Real Estate Buyers' Agents Association of Australia Inc (REBAA).