

## LAND FOR SALE

# 2.46 ACRE INDUSTRIAL DEVELOPMENT LAND

93 Tenney Street, Georgetown, MA 01833



SALE PRICE:	Negotiable
LOT SIZE:	2.46 Acres
APN #:	15/ 136
ZONING:	IB
MARKET:	Boston
SUB MARKET:	Amesbury/ Ipswich
CROSS STREETS:	Tenney St & Norino Way

### PROPERTY OVERVIEW

Faulkner Commercial Group is pleased to present for sale 2.46 acres development land in the Light Industrial IB zone. Many uses are allowed by right or exception. The site is just 1.9 miles to Exit 54 of Interstate 95. Preliminary plans are available for an office park. Due Diligence should be done by any prospective buyer as to suitability for their intended use.

Permitted uses include Light Manufacturing, Medical & Business Office, Small Retail, Child Care, and more. Special permit uses include Assisted Living, Marijuana Facility, Self Storage, Indoor Recreation, Planned Unit Development and many more. Site Plan Review is required for all uses.

### PROPERTY FEATURES

- 2.46 Acres Industrial Development Land
- Many Uses Allowed By Right or Exception
- Less Than 2 Miles to Interstate 95

**KW COMMERCIAL**  
138 River Road,  
Suite 107  
Andover, MA 01810

**LAUREN DEFRADESCO**  
Commercial Advisor  
0: 800.281.1316  
hello@faulknercommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**93 Tenney St  
Lot lines approximate,  
for illustrative purposes only**

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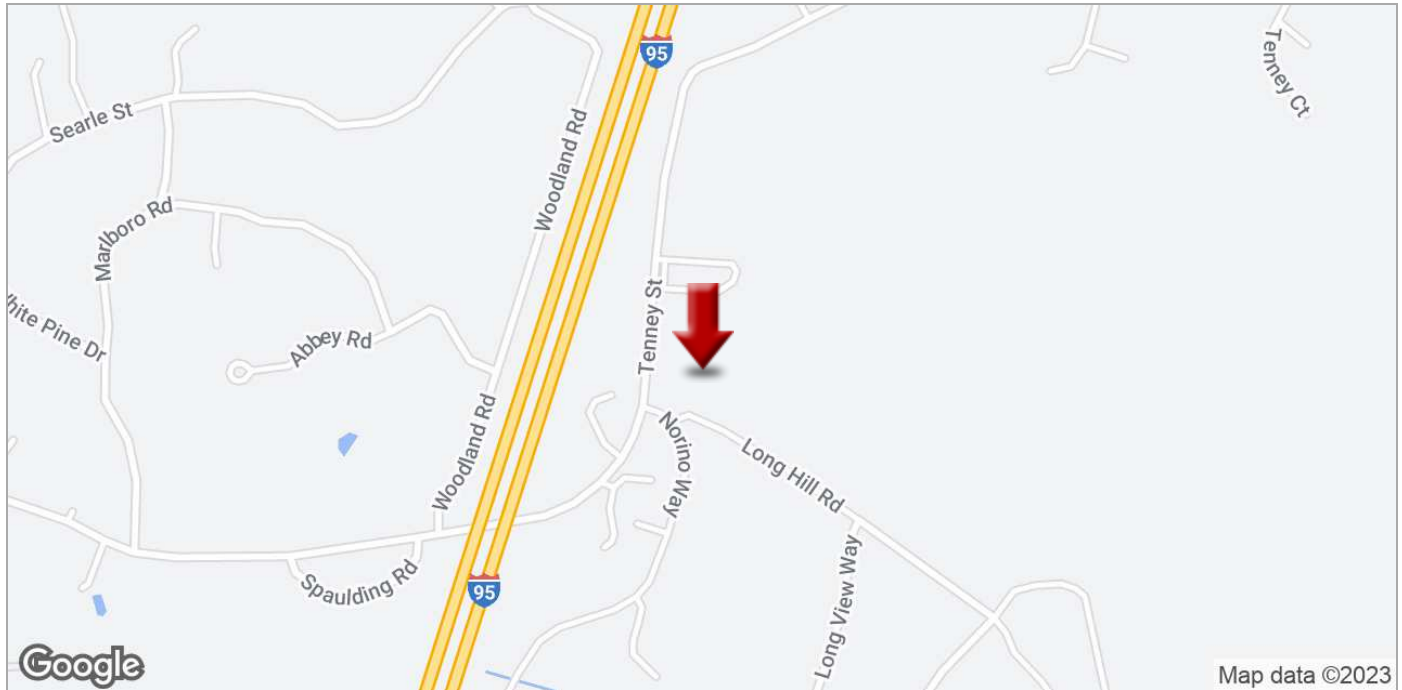
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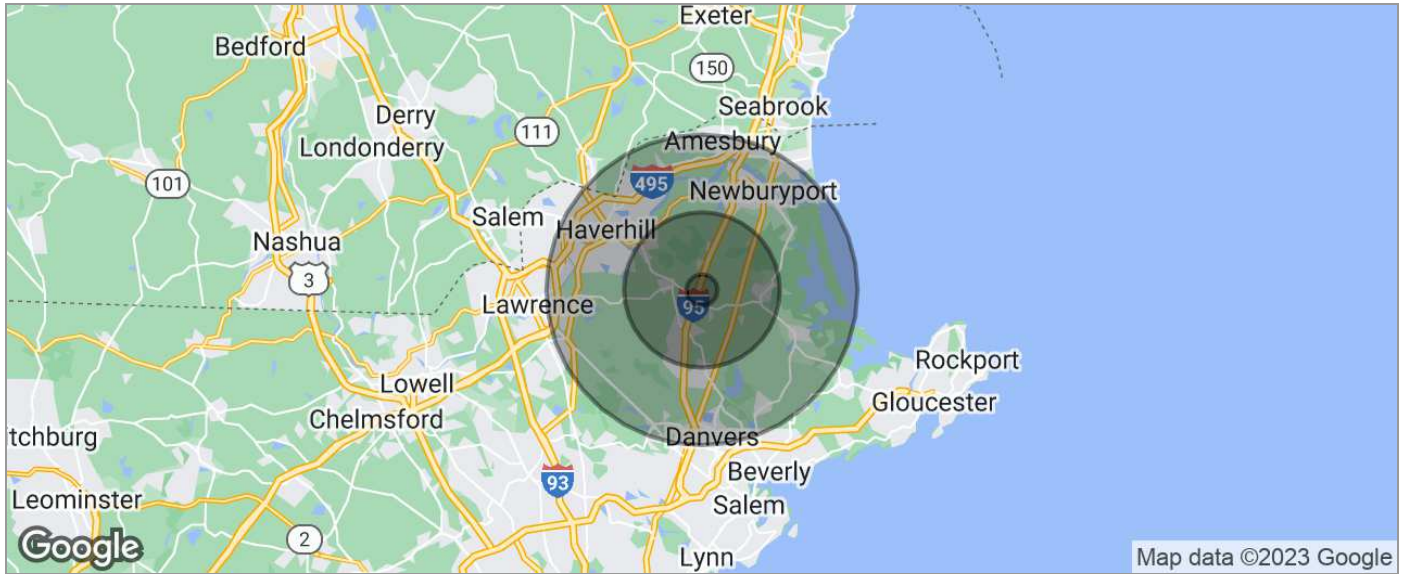
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,849	32,195	197,318
MEDIAN AGE	38.9	42.0	41.5
MEDIAN AGE (MALE)	37.9	41.1	40.5
MEDIAN AGE (FEMALE)	39.2	42.7	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	625	11,284	74,068
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$116,791	\$121,878	\$106,995
AVERAGE HOUSE VALUE	\$499,880	\$477,645	\$445,927
RACE	1 MILE	5 MILES	10 MILES
% WHITE	98.4%	98.6%	93.2%
% BLACK	0.6%	0.3%	1.3%
% ASIAN	0.0%	0.5%	1.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.1%	0.2%
% OTHER	0.0%	0.1%	2.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.0%	0.7%	4.1%

\* Demographic data derived from 2020 ACS - US Census

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#### 4.5 Table of Uses (1)

R-1 Residential	B Business
R-2 Residential	I Industrial
R-3 Residential	LB Limited Business
SP-A Special Permit Board of Appeals	SP-P Special Permit Planning Board
P Permitted (2)	NP Not Permitted

<b>USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>LB</b>	<b>B</b>	<b>I</b>	<b>Site Plan Review (3)</b>
<b>Residential</b>							
Assisted Living Facility	NP	NP	NP	NP	SP-P	SP-P	Yes
Single Family Dwelling	P	P	P	P	P	NP	No
Two Family/Duplex Dwelling	P	P	P	P	P	NP	No
Multi-Family Dwellings (4)	NP	NP	NP	NP	NP	NP	Yes
Planned Unit Development	SP-P	SP-P	SP-P	NP	NP	SP-P	Yes
<b>Community Facilities</b>							
Cemetery	P	P	P	P	P	P	No
Churches and Parish Houses	P	P	P	P	P	P	No
Educational-Exempt	P	P	P	P	P	P	No
Educational Non-Exempt	NP	NP	NP	NP	SP-A	SP-A	Yes
Library	P	P	P	P	P	P	No
Municipal Buildings	P	P	P	P	P	P	No
Museums	P	P	P	P	P	P	No
Parks	P	P	P	P	P	P	No
Post Office	P	P	P	P	P	P	No
Public Utilities	P	P	P	P	P	P	No
Public Works Yards	P	P	P	P	P	P	No
Municipal Recreation Outdoors	P	P	P	P	P	P	No
Compost Facility	NP	NP	NP	NP	NP	P	No
<b>Agricultural</b>							
Agricultural uses exempt under M.G.L. c. 40A, § 3.	P	P	P	P	P	P	No
Farm Non-Exempt	SP-A	SP-A	SP-A	NP	NP	NP	Yes
Farm Stand Non-Exempt	NP	NP	NP	NP	SP-A	SP-A	Yes
Greenhouse/Nursery Non-Exempt	NP	NP	NP	NP	SP-A	SP-A	Yes

<b>USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>LB</b>	<b>B</b>	<b>I</b>	<b>Site Plan Review (3)</b>
<b>Business/Industrial</b>							
Adult Day Care	NP	NP	NP	NP	SP-A	SP-A	Yes
Animal Clinic/Veterinary Hospital	NP	NP	NP	NP	SP-A	SP-A	Yes
Auto Salesroom	NP	NP	NP	NP	NP	SP-A	Yes
Bank - Commercial/Retail	NP	NP	NP	NP	SP-A	P	Yes
Banquet Facility	NP	NP	NP	NP	SP-A	SP-A	Yes
Bed and Breakfast Establishment	SP-A	SP-A	SP-A	SP-A	SP-A	NP	Yes
Building Supply	NP	NP	NP	NP	NP	SP-A	Yes
Bulk Storage	NP	NP	NP	NP	NP	SP-A	Yes
Business Offices	NP	NP	NP	P	P	P	Yes
Car Wash	NP	NP	NP	NP	NP	SP-A	Yes
Child Care Facility	P	P	P	P	P	P	Yes
Computer Data Storage	NP	NP	NP	NP	NP	P	Yes
Contractor Yard	NP	NP	NP	NP	NP	SP-A	Yes
Convenience Retail	NP	NP	NP	NP	SP-A	SP-A	Yes
Dry Cleaners	NP	NP	NP	NP	SP-A	SP-A	Yes
Express Parcel Pickup	NP	NP	NP	NP	SP-A	SP-A	Yes
Funeral Home	NP	NP	NP	NP	SP-A	SP-A	Yes
Hardware Store	NP	NP	NP	NP	P	P	Yes
Hotel/Motel/Inn	NP	NP	NP	NP	SP-A	SP-A	Yes
Kennel, Commercial	NP	NP	NP	NP	NP	SP-A	Yes
Laundromat	NP	NP	NP	NP	SP-A	SP-A	Yes
Light Manufacturing	NP	NP	NP	NP	NP	P	Yes
Medical Equipment Wholesale	NP	NP	NP	NP	NP	P	Yes
Medical/Dental Office Building or Clinic	NP	NP	NP	P	P	P	Yes
Motor Vehicle Body Repair	NP	NP	NP	NP	NP	SP-A	Yes
Motor Vehicle Repair	NP	NP	NP	NP	NP	SP-A	Yes
Motor Vehicle Light Service	NP	NP	NP	NP	NP	SP-A	Yes
Nursing/Convalescent Home	NP	NP	NP	NP	NP	SP-A	Yes
Parking, Private	NP	NP	NP	NP	NP	SP-A	Yes
Pharmacy, excluding medical marijuana dispensaries	NP	NP	NP	P	P	P	Yes
Print Shop	NP	NP	NP	NP	SP-A	SP-A	Yes
Wireless Communication Facilities (5)	NP	NP	NP	NP	NP	SP-A(4)	Yes

<b>USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>LB</b>	<b>B</b>	<b>I</b>	<b>Site Plan Review (3)</b>
<b>Business/Industrial</b>							
Registered Marijuana Facility (6)	NP	NP	NP	NP	NP	SP-A	Yes
Restaurant, Drive-In	NP	NP	NP	NP	SP-A	SP-A	Yes
Restaurant-Fast Food	NP	NP	NP	NP	SP-A	SP-A	Yes
Restaurant	NP	NP	NP	NP	SP-A	SP-A	Yes
Retail – Large	NP	NP	NP	NP	NP	SP-A	Yes
Retail – Small	NP	NP	NP	NP	P	P	Yes
Self or Mini Storage Facility	NP	NP	NP	NP	NP	SP-A	Yes
Shopping/Retail Service Center	NP	NP	NP	NP	NP	SP-A	Yes
Sporting Goods Manufacturing	NP	NP	NP	NP	NP	SP-A	Yes
Stand Alone Kiosk/Drive though/Walk up	NP	NP	NP	NP	SP-A	SP-A	Yes
Transport Terminal	NP	NP	NP	NP	NP	SP-A	Yes
Warehouse	NP	NP	NP	NP	NP	SP-A	Yes
Wholesale Facility	NP	NP	NP	NP	NP	SP-A	Yes
<b>Recreational</b>							
Club	NP	NP	NP	NP	SP-A	SP-A	Yes
Commercial Recreation - Indoor	NP	NP	NP	NP	SP-A	SP-A	Yes
Commercial Recreation - Outdoor	NP	NP	NP	NP	SP-A	SP-A	Yes
<b>Accessory Uses</b>							
Accessory Apartment	SP-A	SP-A	SP-A	SP-A	SP-A	NP	Yes
Home Occupation	SP-A	SP-A	SP-A	SP-A	SP-A	NP	Yes
<b>Prohibited Uses</b>							
Billboards	NP	NP	NP	NP	NP	NP	N/A
Boarding House	NP	NP	NP	NP	NP	NP	N/A
Business Compost Piles	NP	NP	NP	NP	NP	NP	N/A
Campgrounds	NP	NP	NP	NP	NP	NP	N/A
Dumps	NP	NP	NP	NP	NP	NP	N/A
Fertilizer Plant	NP	NP	NP	NP	NP	NP	N/A
Manufacturing (other than Light Manufacturing)	NP	NP	NP	NP	NP	NP	N/A
Junk Yards	NP	NP	NP	NP	NP	NP	N/A



<b>USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>LB</b>	<b>B</b>	<b>I</b>	<b>Site Plan Review (3)</b>
<b>Prohibited Uses</b>							
Landfills	NP	NP	NP	NP	NP	NP	N/A
Mining Operations	NP	NP	NP	NP	NP	NP	N/A
Open Air Contractor Yards	NP	NP	NP	NP	NP	NP	N/A
Outdoor Movie Theatre	NP	NP	NP	NP	NP	NP	N/A
Race Tracks	NP	NP	NP	NP	NP	NP	N/A
Rendering Plants	NP	NP	NP	NP	NP	NP	N/A
Slaughterhouse	NP	NP	NP	NP	NP	NP	N/A
Trailers/Mobile Homes (7)	NP	NP	NP	NP	NP	NP	N/A
Transfer Stations	NP	NP	NP	NP	NP	NP	N/A

(1) Uses not specifically set forth herein shall not be allowed within the Town of Groveland. Where more than one use category applies to a particular use, the more specific category shall control.

(2) Uses permitted as-of-right in this table must adhere to the following hours:  
Normal Operating Hours (Business District and Limited Business District): 7AM to 10 PM, Sunday to Saturday.  
Normal Operating Hours (Industrial District): 7AM to 11PM, Monday to Saturday.  
These hours may be extended by special permit from the Zoning Board of Appeals.

(3) Applicable only if use requires construction of a new building or structure.

(4) The uses noted as NP under this multi-family use shall not prohibit the construction of multi-family housing pursuant to the Planned Unit Development Overlay District or the Conservation Subdivision Design in accordance with the provision thereunder.

(5) Only permitted in accordance with the regulations in Section 6.3 of this Bylaw (Wireless Communications Facilities Overlay).

(6) Only permitted in accordance with the regulations in Section 7.4 of this Bylaw (Registered Marijuana Dispensaries).

(7) Except as permitted by M.G.L. c. 40A, § 3 and Section 7.2 of this Bylaw (Trailers and Temporary Housing).

## **SECTION 5. NONCONFORMING USES AND STRUCTURES**

This By-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing on such by-law as provided in G.L. c.40A, §5. Such prior, lawfully existing nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder.

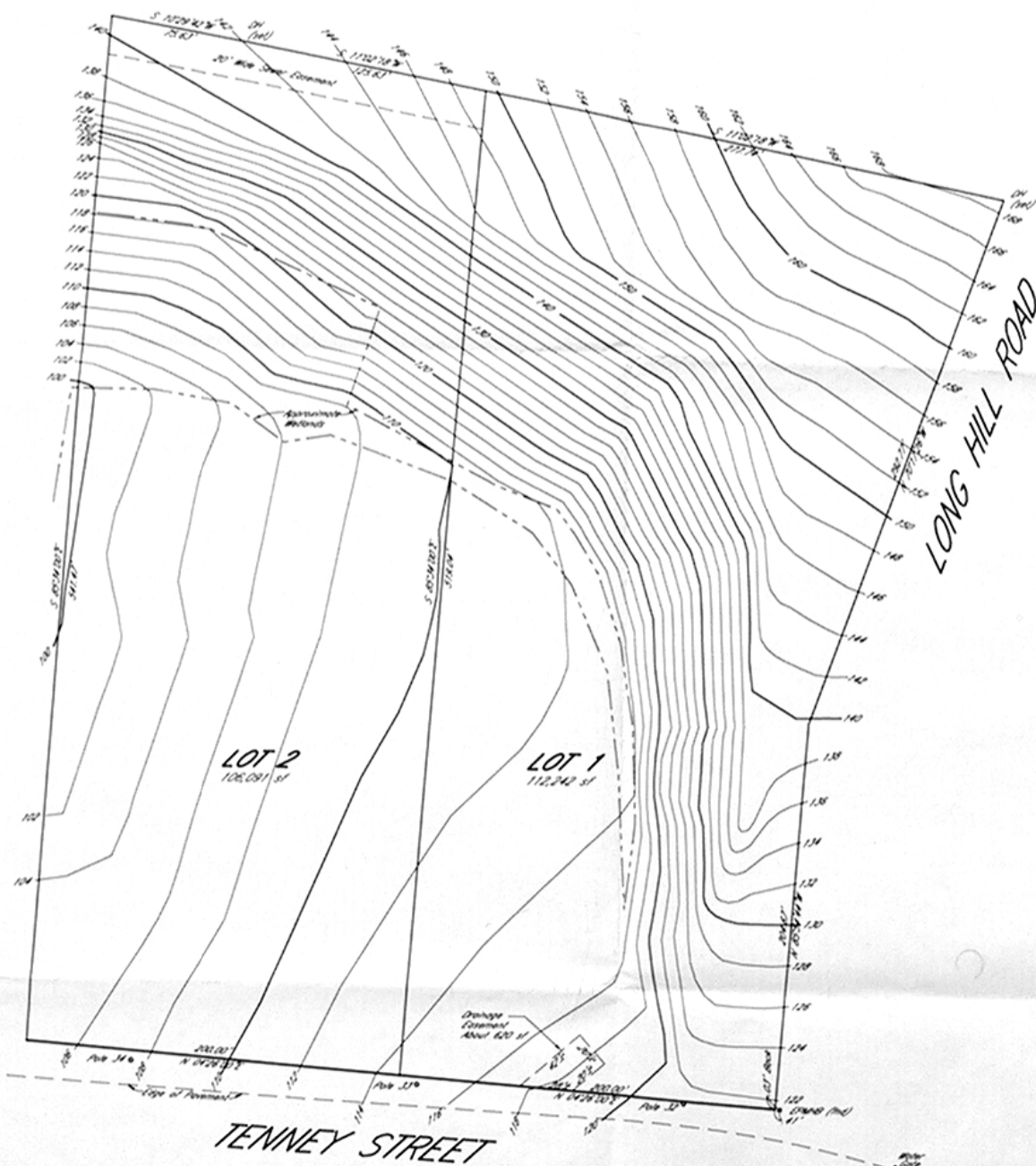


CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00	Vacant					
				MIXED USE			
Code				Description		Percentage	
4400				IND LD DV		100	
COST/MARKET VALUATION							
Adj. Base Rate:							
0.00							
Net Other Adj:							
0							
Replace Cost							
0.00							
AYB							
0							
EYB							
0							
Dep Code							
Remodel Rating							
Year Remodeled							
Dep %							
Functional Obslnc							
External Obslnc							
Cost Trend Factor							
1							
Condition							
% Complete							
Overall % Cond							
Apprais Val							
Dep % Ovr							
0							
Dep Ovr Comment							
0							
Misc Imp Ovr							
Misc Imp Ovr Comment							
Cost to Cure Ovr							
0							
Cost to Cure Ovr Comment							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)							
Code	Description	Sub	Sub Descript	L/B	Unitis	Unit Price	Yr
							Gde
							Dp Rt
							Cnd
							%Cnd
							Apr Value
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	

No Photo On Record







# TOPOGRAPHIC PLAN of LAND in GEORGETOWN

Owner: Sylvestri Trust

Date: December 7, 2004  
 By: J. J. Andrews  
 J. J. Andrews  
 5 Electronics Avenue  
 Danvers, MA 01923  
 (978) 717-8300



Scale: 1" = 40'



000001

Plan Reference: Land Court Plan 852438



# Commonwealth of Massachusetts

## BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

[www.mass.gov/dpl/boards/re](http://www.mass.gov/dpl/boards/re)

### MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE **THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

#### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

#### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

**For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.**

#### THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: ☒ Seller's agent ☐ Buyer's agent ☐ Facilitator

*If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:*

Check one: ☐ Non-Designated Agency

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the ☐ Seller ☐ Buyer

☒ Designated Agency

Only the licensee named herein represents the

☒ Seller ☐ Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

<div></div> <div>Signature of Real Estate Licensee</div>	<div>Janet Ryan Faulkner</div> <div>Printed Name of Real Estate Licensee</div>	<div>9616868</div> <div>License #</div>	<div><input type="checkbox"/> Broker <input checked="" type="checkbox"/> Salesperson</div>	<div></div> <div>Today's Date</div>
<div>Keller Williams Realty Success</div> <div>Name Real Estate Brokerage Firm</div>	<div>7874</div> <div>Brokerage Firm Real Estate License #</div>			
<div></div> <div>Signature of Consumer</div>	<div></div> <div>Printed Name of Consumer</div>		<div><input type="checkbox"/> Buyer <input type="checkbox"/> Seller</div>	<div></div> <div>Today's Date</div>
<div></div> <div>Signature of Consumer</div>	<div></div> <div>Printed Name of Consumer</div>		<div><input type="checkbox"/> Buyer <input type="checkbox"/> Seller</div>	<div></div> <div>Today's Date</div>

☐ Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017



## TYPES OF AGENCY REPRESENTATION

### SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

### BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

### (NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

### DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

### DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

*Last Revised: January 24, 2017*