

Joint Retainer Consent Real Estate Transaction

Property Address:

Purchasers:

You have asked me to meet with both of you and to act for you in the [____] of the above noted property.

I am required to advise you that when a lawyer receives instructions from spouses or partners in a situation like this and where the lawyer is then asked to represent more than one client, in a matter or transaction, the lawyer must advise each client that:

1. The lawyer has been asked to act for both or all of them;
2. No information received in connection with the matter from one client can be treated as confidential so far as any of the others are concerned; and
3. If a conflict develops that cannot be resolved, the lawyer cannot continue to act for both or all of them and may have to withdraw completely.

These professional and ethical restrictions with respect to acting for more than one client on a joint retainer are meant to be for the protection of each of the clients involved in the matter. While, as spouses or partners you may, for the most part, share common goals and interests, sometimes spouses or partners have or develop separate interests which differ and which may, as such, be in conflict. When this happens – i.e. where the interests of the spouses or partners are not identical – the lawyer acting for them is put in a position where his or her obligations and duty of loyalty to each spouse or partner cannot be met.

Furthermore, I have not been asked for, nor have I given, any advice on tax related matters, potential matrimonial issues, probate or estate planning matters as they relate to this transaction.

Please sign below to acknowledge and consent to the terms of the retainer.

Yours very truly,
CROWE DILLON ROBINSON

K.H. Anthony Robinson, QC

I acknowledge having read and understood the joint retainer letter and provide my consent hereof.

Name:

Name:

Date