**Double protections for real estate salesman in NSW**

The government gives the salesman double immunity. That is the salesman has 100% protection from any lawsuits.

Here is why.

**The first layer of protection**

When you sign the contract of sale of land, you sign this. In the Special Condition, it says

“Buyers have done his own research and did not rely on any representation from the salesman. The buyer, you guarantee this and indemnify (protects the salesman)”.

That is what you have to sign when you are entering into the contract of sale of land in NSW.

Here is the government part

**The second layer of protection**

This comes from the Government and it’s the law

Section 54 of the Conveyancing law 1919 says

**“Real estate salesman has the full protection of the law and that no one can sue them. People can only sue them if the agent puts it in writing. All verbals (spoken words) are not applicable”.**

I understand the above warnings

Name…………………………………………………………………………………………………………………………………

Signature

Date: / /