

Agency Disclosure Information for Buyers and Sellers

Company Keller Williams Lincoln Agent Name _____

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being **offered**. For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

_____ **Limited Seller's Agent**

- Works for the seller
- Shall not disclose any confidential information about the seller unless required by law
- May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property
- Must present all written offers to and from the seller in a timely manner
- Must exercise reasonable skill and care for the seller and promote the seller's interests

A written agreement is required to create a seller's agency relationship

_____ **Limited Buyer's Agent**

- Works for the buyer
- Shall not disclose any confidential information about the buyer unless required by law
- May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction
- Must present all written offers to and from the buyer in a timely manner
- Must exercise reasonable skill and care for the buyer and promote the buyer's interests

A written agreement is not required to create a buyer's agency relationship

_____ **Limited Dual Agent**

- Works for both the buyer and seller
- May not disclose to seller that buyer is willing to pay more than the price offered
- May not disclose to buyer that seller is willing to accept less than the asking price
- May not disclose the motivating factors of any client
- Must exercise reasonable skill and care for both buyer and seller

A written disclosure and consent to dual agency required for all parties to the transaction

_____ **Customer Only** (list of services provided to a customer, if any, on reverse side)

- **Agent does not work for you**, agent works for another party or potential party to the transaction as:
___ Limited Buyer's Agent ___ Limited Seller's Agent
___ Common Law Agent (attach addendum)
___ Assignable Contract, Seller's Agent
- Agent may disclose confidential information that you provide agent to his or her client
- Agent must disclose otherwise undisclosed adverse material facts:
 - about a property to you as a buyer/customer
 - about buyer's ability to financially perform the transaction to you as a seller/customer
- Agent may not make substantial misrepresentations

___ **Common Law Agent for** ___ Buyer ___ Seller (complete and attach Common Law Agency addendum)

___ **Assignable Contract Representation** (complete and attach Assignable Contract Addendum)

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS. By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

Acknowledgement of Disclosure (Including Information on back of form)

(Client or Customer Signature) (Date)

(Client or Customer Signature) (Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

Contact Information:

1. Agent(s) name(s) _____ and phone number(s): _____

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. ___ Init. ___ Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

2. Team name (if applicable): _____
Team Leader name _____ Phone Number _____

3. Managing Broker(s) name(s) (only if applicable): N/A
Phone Number(s): N/A

4. Designated Broker name: James Brinkmann
Name designated broker does business under (if different) Lincoln Profit Shares, LLC DBA Keller Williams Lincoln
Phone number: #402- 328-0200

NEBRASKA DESIGNATED BROKER AGENCY POLICY

A. The designated broker will offer the following agency relationships in Nebraska:

1. Limited Buyer's Agency
2. Limited Tenant Agency
3. Limited Seller's Agency
4. Limited Landlord Agency
5. Common Law Agency
6. Limited Dual Agency

B. Sub-agency will not be offered to other designated brokers or accept from other designated brokers.

C. Only the listing agent will represent the seller on in-house listing. All other affiliated licensees of the designated broker will be a limited Buyer's Agent.

Customer Only: Tasks that the Buyer's Limited Agent may perform for a Seller not represented by a licensee (Customer) may include, but not limited to:

- A. Review and explain the home selling process and the provisions in a proposed sales agreement.
- B. Provide supporting market data for the property and an estimate of closing costs for the proposed sale. Present offers and counteroffers.
- C. Arrange and coordinate (a) preclosing services such as inspections, appraisals, surveys, escrow services, document preparation, title insurance, and relocation referrals and (b) closing services such as closing financial information, document execution and delivery, filing and recording.

Tasks that the Seller's limited Agent may perform for a Buyer not represented by a licensee (Customer) may include, but not be limited to

- A. Review and explain the home selling process and clauses in a proposed sales contract.
- B. Provide information on available financing including types, borrower qualifications, cash requirements, monthly payments and escrows, and assist Buyer in assessing loan eligibility, extent of financing available and prequalification for financing. Present offers and counteroffers.
- C. Arrange and coordinate (a) preclosing services such as lender referrals, inspection, escrow services, property insurance, appraisals, surveys, document preparation and title insurance, and (b) closing services such as closing financial information, document execution and delivery, filing and recording.

Client or Customer name(s): _____