

Proper use of disclaimers on our CMA's and BPO's as well as other printed material.

This ruling took effect I think in 2008. So, it is not new and came about in discussion with the appraiser board back when we were doing a large amount of BPO's. Appraisers took issues that we were placing values on property without being licensed appraisers.

This was the compromise everyone agreed to a was made part of license law.

To be included at the bottom of the last page of any CMA or BPO in **"14 point bold font."**

"This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property and not for any other purpose, including, but not limited to, lending purposes. This opinion or analysis is not governed by the Real Property Appraiser Act, but is subject to enforcement through the Nebraska Real Estate License Act;"