Agency Disclosure Information for Buyers and Sellers

Company___ServiceLink Auction Services, Inc._____ Agent Name____Brad P. Pace_____

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

____BPP____ **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 _XX_Limited Seller's Agent
  __ Common Law Agent (attach addendum)
- *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)

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): N/A

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. _N/S___Init. _N/A__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, Team Leader name and phone number (only if applicable): N/A

3. Managing Broker(s) name(s) and phone number(s) (only if applicable): N/A

4. Designated Broker name, name designated broker does business under (if different), and phone number: N/A

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer