

Agency Disclosure Information for Tenants and Landlords

Company _____ 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 and consumer protection 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 Landlord's Agent

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

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

 Limited Tenant's Agent

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

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

 Limited Dual Agent

- Works for both the tenant and landlord
- May not disclose to landlord that tenant is willing to pay more than the price offered
- May not disclose to tenant that landlord 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 tenant and landlord

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

 Customer Only (see reverse side for list of tasks agent may perform for a customer)

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

 Common Law Agent for **Tenant** **Landlord** (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):

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, Team Leader name and phone number (only if applicable):

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

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

(Optional) Indicate types of brokerage relationships offered

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

Client or Customer name(s): _____, _____