

Agency Disclosure Information for Tenants and Landlords

Company _____ Agent Name _____

Nebraska law requires all licensed real estate professionals to provide this information, which explains the types of services that may be offered.

For more details on agency and consumer protection, visit: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (check one box below and have all parties initial if applicable):

_____ **Limited Landlord's Agent**

- Represents the landlord
 - Cannot disclose the landlord's confidential information unless required by law
 - May need to disclose to a tenant any undisclosed material facts that could negatively affect the property
 - Must present all offers to and from the landlord promptly
 - Must act with reasonable skill and care while promoting the landlord's interests
- A written agreement is required to establish a landlord's agency relationship.*

_____ **Limited Tenant's Agent**

- Represents the tenant
 - Cannot disclose the tenant's confidential information unless required by law
 - May need to disclose to a landlord material facts about the tenant, including financial ability to complete the transaction
 - Must present all offers to and from the tenant promptly
 - Must act with reasonable skill and care while promoting the tenant's interests
- A written agreement is not required to establish a tenant's agency relationship.*

_____ **Limited Dual Agent**

- Represents both the tenant and the landlord
 - Cannot tell the landlord that the tenant may pay more than the offer price
 - Cannot tell the tenant that the landlord may accept less than the asking price
 - Cannot disclose the personal motivations of either party
 - Must act with reasonable skill and care for both parties
- A written disclosure and consent to dual agency are required from all parties to the transaction.*

_____ Customer Only (see reverse side for task list an agent may perform for a customer)

- *The agent does not represent you.* The agent represents another party or potential party in the transaction, as:
 - ☐ Limited Tenant's Agent
 - ☐ Limited Landlord's Agent
 - ☐ Common Law Agent (attach addendum)
- An agent may share any confidential information you provide with their client
- The agent must disclose to you any undisclosed material facts:
 - About a property, if you are the tenant/customer
 - About a tenant's ability to financially complete the transaction, if you are the landlord/customer
- Agent may not make substantial misrepresentations

_____ Common Law Agent for _____ Tenant _____ Landlord (attach Common Law Agency Addendum if applicable)

Important Notice

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS.

By signing below, I confirm that I have received and reviewed this agency disclosure. It was provided to me at the earliest reasonable opportunity during or after my first substantial contact with the licensee. If I am a customer, the licensee has also provided me with a list of tasks they may perform.

Acknowledgement of Disclosure

(Including information provided on the reverse side of this form)

(Client/Customer Signature) (Date)

(Client/Customer Signature) (Date)

(Print Client/Customer Name)

(Print Client/Customer Name)

Contact Information:**1. Agent(s) Name(s) and Phone Number(s):**

Only the agent(s) listed in #1 above are offering to represent you. Other licensees from the same brokerage, or members of the same team, may represent another party in the transaction and should not be assumed to represent you.

_____ Initials _____ Initials

(This does not apply if the proposed relationship is "customer only" or if the brokerage does not use a designated agency.)

2. Team Information (if applicable):

Team name, Team Leader's name, and phone number.

3. Managing Broker (if applicable):

Name(s) and phone number(s) of the Managing Broker(s).

4. Designated Broker:

Name of the Designated Broker, business name (if different), and phone number.

(Optional) Indicate which types of brokerage relationships are offered.

(Optional, see instructions) List of tasks the brokerage may perform for an unrepresented customer.