

Agency Disclosure Information for Buyers and Sellers

Schrader Real Estate and Auction

Roger Diehm and

Company Company, Inc.*

Agent Name Rex D. Schrader II

* In cooperation with: **Cushman & Wakefield and The Lund Company; Agent Name: James Hain**

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
<ul style="list-style-type: none"> • 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 <p><u>A written agreement is required to create a seller's agency relationship</u></p>

Limited Buyer's Agent
<ul style="list-style-type: none"> • 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 <p><u>A written agreement is not required to create a buyer's agency relationship</u></p>

Limited Dual Agent
<ul style="list-style-type: none"> • 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 <p><u>A written disclosure and consent to dual agency required for all parties to the transaction</u></p>

Customer Only (list of services provided to a customer, if any, on reverse side)
<ul style="list-style-type: none"> • Agent does not work for you, agent works for another party or potential party to the transaction as: <ul style="list-style-type: none"> <input type="checkbox"/> Limited Buyer's Agent <input checked="" type="checkbox"/> Limited Seller's Agent <input type="checkbox"/> 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: <ul style="list-style-type: none"> - 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

Buyer's initials

Common Law Agent for <input type="checkbox"/> Buyer <input type="checkbox"/> 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)

>

(Print Client or Customer Name)

(Client or Customer Signature) (Date)

>

(Print Client or Customer Name)

Contact Information:

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

Roger Diehm; Tel: 1-800-451-2709 (office) or 260-318-2770 (mobile)

~~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)~~

(See "Note A", below.)

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: *Rex D. Schrader II
Schrader Real Estate and Auction Company, Inc.
Tel: 1-800-451-2709*

(Optional) Indicate types of brokerage relationships offered

(See "Note B", below.)

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

(See "Note C", below.)

Note A: Pursuant to Neb. Rev. Stat. §76-2427, the Designated Broker may appoint in writing one or more Affiliated Licensees to act as a limited agent of a Client to the exclusion of all other Affiliated Licensees. However, no such appointment has been made for purposes of this agency. Unless otherwise agreed in writing, all Affiliated Licensees will represent only the Seller.

Note B: This brokerage generally offers the following types of brokerage relationships: seller limited agency; buyer limited agency; landlord limited agency; tenant limited agency; dual limited agency; and common law agency. However, in connection with any sale by auction, Schrader Real Estate and Auction Company, Inc. will represent only the Seller and all Affiliated Licensees will be acting as Limited Agents representing only the Seller. In connection with any sale other than an auction sale, Schrader Real Estate and Auction Company, Inc. and its Affiliated Licensees may represent both Seller and Buyer, but only if both Seller and Buyer consent in writing to such dual representation after proper disclosure.

Note C: Examples of tasks this brokerage may perform for you (Buyer), as an unrepresented customer, may include, but not be limited to, the following:

- Assess your wants and needs in a property.
- Assist in selection of properties best fitting your needs.
- Explain the bidding process.
- Conduct previews and showings of properties.
- Assist in determining financial ability to purchase.
- Provide information on available financing.
- Provide estimate of total investment and monthly investment required, based on the offer.
- Provide estimate of closing costs at the time of completing the offer to purchase.
- Review and explain clauses in the sales contract (offer).
- Assist with execution of sales contract (offer).
- Present offer to the seller.
- Provide follow-up services, including arranging post-auction survey and title work, as applicable, and delivering documents and copies.
- Keep in contact with lenders and sellers while awaiting closing and report progress.

~~Client or~~ Customer name(s): > _____