

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is _____
 whose license number is _____. The licensee is acting for [client's name(s)] _____
 _____ who is/are the Seller/Landlord; Buyer/Tenant.

Broker: The broker is _____, whose
 company is _____.

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee _____ may *or* _____ may not, in the future act
(Client init) (Client init)
 for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.					
Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time
Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time

CONFIRMATION REGARDING REAL ESTATE AGENT RELATIONSHIP

This form does not constitute a contract for services

Property Address

In the event any party to the real estate transaction is also represented by another licensee who is affiliated with the same Company, the Broker may assign a licensee to act for each party, respectively. As set forth within the *Duties Owed* form, no confidential information will be disclosed. This is is not such a transaction.

I/We confirm the duties of a real estate licensee of which has been presented and explained to me/us. My/Our representative's relationship is:	
_____ is the AGENT of <input type="checkbox"/> Seller/Landlord Exclusively ② <input type="checkbox"/> Buyer/Tenant Exclusively ③ <input type="checkbox"/> Both Buyer/Tenant & Seller/Landlord ①	_____ is the AGENT of <input type="checkbox"/> Buyer/Tenant Exclusively ③ <input type="checkbox"/> Seller/Landlord Exclusively ② <input type="checkbox"/> Both Buyer/Tenant & Seller/Landlord ①

- ① IF LICENSEE IS ACTING FOR MORE THAN ONE PARTY IN THIS TRANSACTION, you will be provided a **Consent to Act form for your review, consideration and approval or rejection. A licensee can legally represent both the Seller/Landlord and Buyer/Tenant in a transaction, but ONLY with the knowledge and written consent of BOTH the Seller/Landlord and Buyer/Tenant.**
- ② A licensee who is acting for the Seller/Landlord exclusively, is not representing the Buyer/Tenant and has no duty to advocate or negotiate for the Buyer/Tenant.
- ③ A licensee who is acting for the Buyer/Tenant exclusively, is not representing the Seller/Landlord and has no duty to advocate or negotiate for the Seller/Landlord.

_____ <i>Seller's/Landlord's Company</i>	_____ <i>Buyer's/Tenant's Company</i>
by _____ <i>Licensed Real Estate Agent</i>	by _____ <i>Licensed Real Estate Agent</i>
_____ <i>Date</i> _____ <i>Time</i>	_____ <i>Date</i> _____ <i>Time</i>

 Seller/Landlord Date Time Buyer/Tenant Date Time

 Seller/Landlord Date Time Buyer/Tenant Date Time

Approved Nevada Real Estate Division
Replaces all previous editions

Windermere Anthem Hills 12231 South Eastern Ave Ste 150 Henderson, NV 89052
Phone: (702) 212 - 1900 Fax: (702) 212 - 1901 Windermere Anthem Hills

560
Revised 4/1/99

Buyers Packet



Request for Verification of Employment

To (Name & Address of Employer)

My signature below authorizes verification of employment information

Name & Address of Applicant(s) _____

Signature of Applicant(s)

X _____

X _____

Verification of Present Employment

Applicants date of employment _____ Position _____

Probability of continued employment _____

Current Gross Pay \$ _____ Period _____

If overtime or bonus is applicable, is its continuous likely? ____ Yes ____ No

If paid hourly-average hours per week _____

Date of applicants next pay increase _____

Projected amount of next pay increase _____

Date of applicants last pay increase _____

Amount of last pay increase \$ _____

Remarks (If employee was off work for any length of time, please indicate time period and reason) _____

Verification of Previous Employment

Date Hired _____ Date Terminated _____

Position Held _____

Reason for Leaving _____

Authorized Signature of Landlord/Creditor Representative

X _____

Print or Type Name signed above

_____ Title

_____ Date

_____ Phone Number



Request for Verification of Rent

To (Name & Address of Landlord/Creditor)

Information to be verified

Property Address: _____

Account in the name of: _____

My signature below authorizes verification of rent information

Name & Address of Applicant(s) _____

Signature of Applicants(s)

X _____

X _____

To be completed by Landlord/Creditor

We have received an application for rent. In addition to the information below please furnish us with any information you might have that will assist us in processing of the application.

Tenant rented from _____ to _____

Amount of Rent \$ _____ per _____

Number of late payments _____

Is/was account satisfactory ____ Yes ____ No

Additional Information which may be of assistance in determination of credit worthiness

Authorized Signature of Landlord/Creditor Representative

X _____

Print or Type Name signed above

_____ Title

_____ Date

_____ Phone Number