

# Agency Disclosure Information for Buyers and Sellers

Company Associated Brokers Agent Name Jeri L. Hanks

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):

☒ CSA ☒ 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

☒ 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
  - ☒ 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)

Cynthia D Collins  
(Client or Customer Signature) (Date)

Cynthia D Collins  
(Print Client or Customer Name)

X  
(Client or Customer Signature) (Date)

(Print Client or Customer Name)

Contact Information:

1. Agent(s) name(s) and phone number(s): *Teri J. Hanks 430-3883*

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. *On* *hit* \_\_\_\_\_ 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): *Bruce Schepker 432-4497*

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

*Associated Brokers 432-4497*

(Optional) Indicate types of brokerage relationships offered

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

*Email*  
*cell*

Client or Customer name(s): *X Cynthia Wilson*

Nebraska Real Estate Commission/Agency Disclosure Form Page 2 of 2

*10/20/25*

7/1/2017



**THIS IS A LEGALLY BINDING AGREEMENT.  
IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.**

This contract form has been prepared by the Nebraska Real Estate Commission. It is intended to include provisions common to most transactions. Its use is not mandatory and it will not be suitable for contracts having or requiring unusual provisions.

Commission rates and contract terms are not regulated by law and are subject to negotiation between the Real Estate Broker and the Seller.

**EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT**

Cynthia D. Collins (Name(s) of Owner(s)) (Seller)  
contracts with Associated Brokers (Broker's Name or Firm and Address) (Broker)  
for the purposes and under the terms set forth below with my specific Seller's Limited Agent to be Tim J. Hanks and such other affiliated licensees of Broker as may be assigned by Broker in writing, if needed as exclusive Seller's Limited Agents. The affiliated licensee(s) named in this paragraph and the Seller's Limited Agents who may be appointed by the Broker are collectively referred to in this Listing Contract as Seller's Limited Agents. All responsibilities and duties of Broker shall also be the responsibilities and duties of the Seller's Limited Agent.

1. **Purpose of Agency.** The purpose of this sole and exclusive right-to-sell agency contract ("Listing Contract") is to engage the efforts of Broker to accomplish the Sale of the Real Property legally described as:

Block 80 Lot 3 Addition: PTC 2nd  
also known as 828 Chardon Ave. (Street Address) Chadron NE 69337 (City) (State)  
together with any items of Personal Property to be conveyed pursuant to Paragraph 5 (collectively referred to as the "Property").

2. **Effect of this Listing Contract.** By contracting with Broker, Seller agrees to conduct all negotiations for the Sale of the Property through Seller's Limited Agent and to refer to Seller's Limited Agent all inquiries received in any form from any source during the term of this Contract.

3. **The Listing Period.** This Contract shall begin 10/01/2025 and shall continue through 10/01/26.  
(This is referred to as the "Listing Period.")

4. **Price and Terms.** The Offering Price for the Property shall be \$ 1,34,500.00 on the following Terms: \_\_\_\_\_

5. **Price to Include.** The Price shall include all attached fixtures, except \_\_\_\_\_

Store, Refrigerator Dishwasher, washer, Dryer The following Personal Property is also included \_\_\_\_\_

6. **Title.** Seller represents to Broker that title to the Property is solely in Seller's name. Seller shall deliver to Broker, upon request, copies of all relevant title materials. Seller represents that there are no known encroachments affecting this Property, except (If none, state "None");

None Known

Seller agrees to convey marketable title by warranty deed or \_\_\_\_\_

If the Property has been or will be assessed for local improvements installed, under construction or ordered by public authority at the time of signing a Purchase Agreement, Seller will be responsible for payment of same.



Broker may terminate this Listing Contract upon written notice to Seller that title is not satisfactory to Broker.

7. Evidence of Title. Seller agrees to convey a marketable title to Buyer, evidenced by a policy of title insurance or an abstract certified to date.

8. Possession. Possession of the Property shall be delivered to Buyer on Day of Closing

9. Material Defects and Indemnification. Seller represents to the Broker solely for the purposes of this Listing Contract that he or she has completed or will promptly complete the Seller Property Condition Disclosure Statement fully and correctly to the best of the Seller's knowledge. Seller further states that all oral representations made to Seller's Limited Agent are accurate. Seller's Limited Agent shall not receive any offers to purchase until the Seller Property Condition Disclosure Statement is complete.

Seller agrees to indemnify and hold harmless Broker (Listing Company) and any subagents, from any claim that may be made against the Listing Company or subagents by reason of the Seller having breached the terms of this paragraph. In addition, Seller agrees to pay attorney fees and associated costs reasonably incurred by Broker to enforce this indemnity. Seller agrees that any defects of a material nature (including, but not limited to, structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses or zoning variances) actually known by Seller's Limited Agent must be disclosed by Seller's Limited Agent to any prospective Buyer.

10. Compensation of Broker. In consideration of services to be performed by Seller's Limited Agent, Seller agrees to pay Broker a commission of 3%, payable upon the happening of any of the following:

(a) If during the term of the listing, Seller, Broker or any other person:

(1) sells the Property; or

(2) finds a Buyer who is ready, willing and able to purchase the Property at the above price and terms or for any other price and terms to which Seller agrees to accept; or

(3) finds a Buyer who is granted an option to purchase or enters into a lease with option to purchase and the option is subsequently exercised; or

(b) If this agreement is revoked or violated by Seller; or

(c) If Broker is prevented in closing the Sale of this Property by existing claims, liens, judgements, or suits pending against this Property, or Seller thereof; or

(d) If Broker is unfairly hindered by Seller in the showing of or attempting to sell this Property. Or,

(e) If within 365 days after the expiration of this Listing Contract, Seller sells this Property to any person found during the term of this listing, or due to Broker's efforts or advertising, under this Listing Contract, unless this Property is listed with another Broker.

11. Limitation on Broker's Compensation. Broker may accept compensation when Broker or affiliated licensee (other than Seller's Limited Agent), is serving as a Buyer's Agent. In all other cases, Broker shall not accept compensation from the Buyer, the Buyer's agent, or any entity participating in or providing services for the Sale without written agreement of Seller.

12. Cooperating with Other Brokers. Broker may accept the assistance and cooperation of other brokers who will be acting as subagents of the seller or as agents for a Buyer. If Broker participates in a local multiple listing service Broker shall submit the Property to such listing service. Seller authorizes Broker to compensate from the amount described in paragraph 10: ( ) seller's subagent; ( ) buyer's agent; ( ) agents acting for both the buyer and the seller-dual agents.

13. Forfeiture of Earnest Money. In the event of forfeiture of the earnest money made by a prospective Buyer, the monies received, after expenses incurred by Broker, shall be divided between Broker and Seller, one-half thereof to Broker, but not to exceed the commission agreed upon herein, and the balance to Seller.



14. Cost of Services. Broker shall bear all expenses incurred by Broker, if any, to market the Property and to compensate cooperating brokers, if any. Broker will not obtain or order any products or services to be paid by Seller unless Seller agrees. Broker shall not be obligated to advance funds for the benefit of Seller.
15. Maintenance of the Property. Seller agrees to maintain until delivery of possession, the heating, air conditioning, water heater, sewer, plumbing and electrical systems and any built-in appliances in good and reasonable working condition. Seller further agrees to hold Broker harmless from any and all causes of action, loss, damage, or expense Broker may be subjected to arising in connection with this section. Seller also agrees that Broker shall not be responsible for maintenance of the Property.
16. Nondiscrimination. The undersigned Seller and Broker acknowledge, by their respective signature hereon, that the law prohibits discrimination for or against any person because of race, color, religion, sex, handicap, familial status, or national origin.
17. Escrow Closing. Seller agrees that the closing of any sale made by Broker may be handled by an Escrow Agent and authorizes Broker to transfer all earnest monies, downpayments and other trust funds to the Escrow Agent along with documents and other items received by Broker related to the sale. The cost of the Escrow Closing shall be paid by Seller or as negotiated with the Buyer in the Purchase Agreement.
18. Smoke Detectors. Seller agrees to install at Seller's expense any smoke detectors required by law.
19. "For Sale" Sign Permitted. Seller gives permission to Broker to place a "For Sale" and a "Sold" sign on the Property and to use a "Lock Box."
20. Duties and Responsibilities of Seller's Limited Agent. Seller's Limited Agent shall have the following duties and obligations:
- To perform the terms of this agreement;
  - To exercise reasonable skill and care for Seller;
  - To promote the interest of Seller with the utmost good faith, loyalty and fidelity including:
    - Seeking the price and terms which are acceptable to Seller except that Seller's Limited Agent shall not be obligated to seek additional offers to purchase the property while the property is subject to a contract for sale;
    - Presenting all written offers to and from Seller in a timely manner regardless of whether the property is subject to a contract for sale;
    - Disclosing in writing to Seller all adverse material facts actually known by Seller's Limited Agent; and
    - Advising Seller to obtain expert advice as to material matters of that which Seller's Limited Agent knows but the specifics of which are beyond the expertise of Seller's Limited Agent;
  - To account in a timely manner for all money and property received;
  - To comply with the requirements of agency relationships as defined in Neb. Rev. Stat. §§ 76-2401 through 76-2430, the Nebraska Real Estate License Act, and any rules or regulations promulgated pursuant to such sections or act; and
  - To comply with any applicable federal, state, and local laws, rules, regulations, and ordinances, including fair housing and civil rights statutes and regulations.
21. Confidential Information. Seller's Limited Agent shall not disclose any confidential information about Seller, without Seller's written permission, unless disclosure is required by statute, rule, or regulation, or failure to disclose the information would constitute fraudulent misrepresentation. Seller's Limited Agent is required to disclose adverse material facts to any prospective buyer. Adverse material facts may include any environmental hazards affecting the property which are required by law to be disclosed, physical condition of the property, any material defects in the property, any material defects in the title to the property, or any material limitation on Seller's ability to perform under the terms of the contract.
22. Modification of this Listing Contract. No modification of this Listing Contract shall be valid, unless made in writing and signed by the parties.
23. Release of Information. Seller authorizes Broker to obtain any information relating to utility expenses and all pertinent information regarding the present mortgage(s) or Deed(s) of Trust on this Property including existing balance, interest rate, monthly payment, balance in escrow account and pay off amount. Seller authorizes the dissemination of sales information including selling price and terms after closing of the transaction.

24. Entire Agreement. This Listing Contract constitutes the entire Contract between the parties and any prior negotiations or agreements, whether oral or written, are not valid unless set forth in this Contract.

25. Copies of Agreement. This Listing Contract is executed in multiple copies and Seller acknowledges receipt of a copy signed by the Broker or Broker's affiliated licensee.

Signed this 10/01/2025 day of 10/01/2025

Associated Brokers  
(Name of Broker or Firm)

348 main P.O. Box 789

Chadron NE. 69337  
(Address)

308-430-3883  
(Phone No.)

By [Signature]  
(Affiliated Licensee's Signature)

10/01/2025  
(Date)

X Cynthia Kya Collins  
(Name of Seller(s) - Type or Print)

X Cynthia Kya Collins  
(Seller Signature)

(Seller Signature)

X 226 Rivercrest Wl  
(Seller(s) Address)

X 226 Rivercrest Wl  
(City)

Phoenixville

(State)

Pa 19460

(Zip)

X 610-805-8678  
(Residence)

Seller Phone

NA  
(Business)