

## **New Agency Disclosure Form**

*All Licensees Affected!*

As of July 1, 2017, the Commission now requires a new amended Agency Disclosure Information Form to be used when making required agency disclosures to clients and customers. The amended form contains additional contact information about the brokerage on the back, and is mandatory for use at all times when a new agency disclosure is required, after July 1, 2017.

First and foremost, it should be noted that the laws regarding agency disclosure and agency duties have not been changed. Agency disclosure should still be provided at first substantial contact, further interpretation of first substantial contact was recently adopted by the Commission.

As of July 1, 2017, Licensees are now required to use the new form. If a client or customer completed the old form prior to July 1, and nothing has changed in the relationship, the old form is still effective. In other words licensees will not have to redo their current agency disclosures done on the old form simply because the new form went into effect on July 1.

However, if there are any changes in a preexisting agency relationship after, then the new agency disclosure form must be used.

Most of the features of the form are intended to be selfexplanatory, but licensees should have a good working knowledge of how the forms work and how to complete them.

There are three forms, a Buyer/Seller Agency Disclosure form, a Landlord/Tenant Form, and a Common Law Agency Addendum.

For more information on the new Agency Disclosure form, visit: [www.nrec.ne.gov](http://www.nrec.ne.gov).

All forms can be found on the OABR website at: [www.OmahaREALTORS.com/mls-forms](http://www.OmahaREALTORS.com/mls-forms).