



# EXHIBIT 12a1



May 15, 2026

Director Joseph Gehrki  
Nebraska Real Estate Commission  
301 Centennial Mall South  
PO Box 94667  
Lincoln, NE 68509

Nebraska REALTORS® Association supports the proposed 2026 rule change [Title 302 NAC Chapter I] to update the Seller Property Condition Disclosure Statement. Since the form's last revision, both residential properties in Nebraska and the real estate transaction process have continued to evolve significantly. Updating the disclosure statement is an important step toward ensuring the form remains relevant, accurate, and useful for buyers, sellers, and real estate professionals across the state.

We appreciate the Nebraska Real Estate Commission's willingness to undertake this important project and its collaborative approach throughout the process. The opportunity for stakeholder input and discussion has been valuable in helping create proposed updates that better reflect current practices, property features, and consumer expectations in today's real estate market.

Nebraska REALTORS® Association believes these updates will help improve clarity and transparency in real estate transactions while continuing to support informed decision-making for consumers. We value our ongoing partnership with the Commission and appreciate the time and effort invested by staff and Commissioners in reviewing and modernizing this important form.

Thank you again for your leadership, hard work, and continued collaboration on this important update.

If you have any questions, please contact Ashlee Hendrickson, Government Affairs Director for Nebraska REALTORS® Association, at (402) 323-6500 or [ashlee@nebraskarealtors.com](mailto:ashlee@nebraskarealtors.com).

Sincerely,

A handwritten signature in cursive script that reads "Kim Zwiener".

Kim Zwiener  
2026 President  
Nebraska REALTORS® Association