

CHAPTER 5-003.06 - FAILURE TO DISCLOSE COMPENSATION BY MORE THAN ONE PARTY TO ALL PARTIES

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
<p>Violated Title 299 Chapter 5 Section 003.06 Failure to obtain the informed written, signed, and dated consent of all parties involved in a transaction prior to a licensee acting for more than one party in the transaction. A copy of said informed written consent shall be signed, dated, and maintained in the transaction file. If no transaction results then the informed written consent shall be maintained by the licensee's employing broker for five years after the date of the agreement; Violated Neb. Rev. Stat. § 76-2422 (4) Before engaging in any of the activities enumerated in subdivision (2) of section 81-885.01 a designated broker intending to act as a dual agent shall obtain the written consent of the seller and buyer or landlord and tenant permitting the designated broker to serve as a dual agent. The consent shall include a licensee's duties and responsibilities. The requirements of this subsection are met as to a seller or landlord if the written agreement entered into with the seller or landlord complies with this subsection. The requirements of this subsection are met as to a buyer or tenant if a consent or buyer's or tenant's agency agreement is signed by a potential buyer or tenant which complies with this subsection. The consent of the buyer or tenant does not need to refer to a specific property and may refer generally to all properties for which the buyer's or Tenant's agent may also be acting as a seller's or landlord's agent and would be a dual agent. If a licensee is acting as a dual agent with regard to a specific property, the seller and buyer or landlord and tenant shall confirm in writing the dual-agency status and the party or parties responsible for paying any compensation prior to or at the time a contract to purchase a property or a lease or letter of intent to lease is entered into for the specific property; Violated Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a...salesperson.</p>	<p>2012-029 – Commission vs. Joshua Bryan Bulow</p>	<p>January 17, 2013</p>	<p>Stipulation and Consent Order. License censured; plus a civil fine of \$500.00 to be paid by February 16, 2013; plus complete an additional three (3) hours of continuing education in the area of Agency Law by May 17, 2013.</p>

CHAPTER 5-003.07 - FAILURE TO DISCLOSE AGENCY RELATIONSHIPS (CONTINUED)