Agency Disclosure
Common Law Agency Addendum
(Attach to Agency Disclosure)

Company_________________________________ Agent Name_________________________________

Common Law Agent

The duties and obligations of an agent under a common law agency agreement exceed the duties and
obligations of a limited agent as described in the agency disclosure document and in Nebraska
Statutes, Neb. Rev. Stat. § 76-2401 through 76-2430. For example, a licensee who is authorized by the
principal to bind the principal to terms or conditions in a real estate transaction would be a common
law agent. A buyer, tenant, seller, or landlord and the real estate broker must enter into this type of
agency through a written agreement which specifies the agent’s duties and responsibilities,
including the duty of confidentiality and the terms of compensation. An agreement such as this will be
subject to the common law requirements of agency applicable to real estate licensees.

If Agency relationship offered is Customer Only, and agent is acting as a common law agent for another
party to the transaction please check the appropriate box below:

Agent will act as--

_____Common Law Agent for the Buyer
_____Common Law Agent for the Seller
_____Common Law Agent for the Tenant
_____Common Law Agent for the Landlord

I acknowledge that this addendum page and the additional information on common law agency has
been presented to me (us):

__________________________________________   ______________________________
(Client or Customer Signature)             (Date)                     (Client or Customer Signature)   (Date)

__________________________________________   ______________________________________
(Print Client or Customer Name)             (Print Client or Customer Name)