

said. It is a Consumers Rights Act so I would urge the body to advance LB 667 and be willing to answer any questions where I have not made it clear. Thank you.

SENATOR BEUTLER: Senator Pirsch.

SENATOR PIRSCH: Senator Higgins, I guess my problem still lies mostly in Section 5 which introduces the homeowner into this notice giving proposal and the form itself that homeowners as well as real estate brokers have to give, "shall", it says on page 3, on line 2, "The form shall be given prior to the signing of any contractual agreements" which is fine, and then it goes on to say "and before any real estate is shown, whether or not the real estate is for sale." And I guess I am unclear as to how you know if there is...how you know you can give it to someone if you don't know the real estate is for sale, if they would come to...

SENATOR HIGGINS: The purpose of that is if you want to sell your house, you are going to sign a listing agreement. I want you to know what your rights are as a seller before you sign a listing agreement. Is that what you are addressing (interruption)?

SENATOR PIRSCH: Now would that be a listing agreement, that wouldn't be the contractual agreement?

SENATOR HIGGINS: If you are talking about a listing agreement with the real estate company, in other words...

SENATOR PIRSCH: Yes. A contractual agreement I can understand, yes.

SENATOR HIGGINS: You are addressing what, the homeowner?

SENATOR PIRSCH: Well, before any real estate is shown whether it is for sale or not, I mean I think that is very vague and unclear.

SENATOR HIGGINS: Well, let me put it to you this way.

SENATOR PIRSCH: Whether or not the real estate is for sale, how can you give a form if it is not for sale I guess I am saying or why (interruption).

SENATOR HIGGINS: (Interruption) is the listing agreement.