

necessarily your amendment, 100 percent. But I have to say that I would urge my colleagues to vote against that amendment because it strikes the protection that I put in there for the young buyers. The reason I wrote the bill in the first place was because of all the things that had happened to me when I was a youngster, and even when I got older and more experienced, and misled by some of those realtors that are out there in the Rotunda today.

SPEAKER NICHOL: Time is up.

SENATOR HIGGINS: Thank you, Mr. Chairman.

SPEAKER NICHOL: Senator Lundy, please.

SENATOR LUNDY: Mr. President and members of the Legislature, I rise to support this amendment that Senator Beutler has introduced. I have quite a list of objections to the bill itself that I have received from attorneys, that I have received from real estate dealers. And I think the legislative body have received these same communications. But certainly Senator Beutler has put his finger on one that is very objectionable to an attorney, relative to Section 5 of the bill, that requires that the written statement of rights be given to the prospective buyer before any real estate is shown, before any real estate is shown. He goes into a scenario that reads as follows, the realtor says, "Jim, I have a new listing for a wonderful home for you and Doris. It is exactly what you want and I have talked about it in the past. But first, here is a copy of your Rights and I'd like a receipt signed by you for them." And you know, all of you know what Jim says. Jim says, "Mr. Realtor, you can take your list of rights and stick it. Criminals get their rights read to them. I'm not signing anything until I've looked at the house and made at least a decision of interest in it." Realtor, "Jim, I can't show you this house until you sign the receipt." Jim says, "Let us say good-bye before I really get angry. I told you once I won't sign anything and that is that and that is final. If I need any assistance, I'll ask my attorney to represent me before, at, or after the sale of real estate." This is a scenario that is written by an attorney who lives in Kearney. You have a copy of it on your desk. I don't know that you've had time to read it, but I thought I should read it to you. It concerns the amendment that Senator Beutler has offered and I think it is pertinent to the subject that