

word "residential" real estate transaction. On line 13 we have taken out, "by real estate agents of the consumers'," and inserted instead, "of certain of their rights", so that it would read, "Consumers involved in a residential real estate transaction need to be informed of certain of their rights as set forth in the Act." In other words, we put the word "certain" in simply so they would not believe that this form we're handing out is all of their rights and throughout the rest of the bill we have added that. On page 2 starting with line 4, "Consumer shall mean any individual who is a buyer or seller of residential real estate." And again, we've added the word "residential" in front of real estate. At the request of the realtors, on line 21 on page 3, we are adding the words, "The real estate agent is obligated to deal honestly and fairly with the buyer." That was the Real Estate Board members who requested that. I have no fault with it. I think it's fair. On page 4, starting with line 14, the sentence, "You may refuse to have a termite inspection if," we are striking "you pay cash for" and putting "no other party has a financial interest in the real estate". That's put in there simply because N.P. Dodge Company made me, last summer, pay \$35 for a termite inspection that I didn't even need or want. In fact, the whole bill was brought about because of various unscrupulous things N.P. Dodge Real Estate has done, at least in the two dealings I had with their agents. The rest of it is just minor, adding the word "real estate except on page..." no, that's not it. We've already taken care of this in Senator Bantler's amendment. Okay, this is another housekeeping one. At the bottom of page 13, we have on line 26 taken out the word "revoke" and put in "suspend". We were told that that's the proper terminology. That's it. Those were all housekeeping amendments.

PRESIDENT: Very well, Senator. Is there further discussion on the Higgins amendment? Senator Hannibal.

SENATOR HANNIBAL: Mr. President, members, a question of Senator Higgins if I may.

SENATOR HIGGINS: You may.

SENATOR HANNIBAL: As I understand when you...this amendment that you are going to limit the definition of buyers and sellers or limit it to buyers and sellers of real estate as opposed to perspective. Have you taken out "prospective" in