

facilitator or a negotiator. Oftentimes the buyer and the seller don't even meet on these deals. Senator Hannibal or Senator Barrett mentioned that there has been a great deal of discussion about this bill in the body. I submit to you that the most of the discussion has taken place out in the Rotunda and I'd also like to draw to your attention the two senators that have gotten up, spoken most favorably to bracket this bill are engaged in real estate. I am not engaged in real estate. I have had a broker's license. I have had a salesman's license, but I have nothing to gain from this for myself personally. I wonder what your constituents would think of this bill. This bill simply says on two pages, rights of the seller and real estate transactions in Nebraska, and on the opposite side, rights of a buyer in real estate transactions in Nebraska. Are your constituents only the realtors? Are those the only people represented in this body or do you have constituents that you think ought to be informed of their rights before they put their name on the dotted line and give a listing to a selling agent for maybe a whole year or before they make an offer to buy? The don't know all of their rights until right at that moment perhaps when they are about to sign. I have an amendment up there that will state simply that this form should be given out 48 hours before any transactions are entered into. That gives young couples who are buying a home for the first time the opportunity to see what their real rights are. You don't give it to them at the moment you tell them, sign on the dotted line or five minutes before or ten minutes before. Senator Beutler's amendment last Thursday was a good amendment. It said that this form should be given out. The only thing is it just said before the transaction, but it didn't say whether you do it at closing or whether you do it before they...two minutes before they sign the obligation to spend, fifty, seventy-five, a hundred thousand dollars. And my amendment that I have pending is simply going to say, give them at least 48 hours so that they know what their rights are and the same with the seller. Elderly people who have lived in the same home for 40 or 50 years may not know that they don't have to give a real estate agent six months to a year to try to sell a home, that they only have to give them one day, 30 days, 60 days or 90 days, whatever they choose.

PRESIDENT: One minute, please.

SENATOR HIGGINS: Oftentimes unscrupulous realtors will sign