

the state. They sent out questionnaires, I think 350 to 400, to real estate agents. And in case you have forgotten, of the real estate agents themselves, over half the agents in Lincoln said they had no objection to giving this sheet of paper out telling people things they ought to know before they make the largest investment in their life, more than 50 percent. Actually, it was 54 percent. Some of us would consider that a landslide to be elected. The rest of the state, Senators, 66 percent of the real estate agents said, we have no objections whatsoever. Some of them even said, why don't you include this also? One of them said, you know, sometimes we agents do forget important things and he added another suggestion of something to be added to the information to be given out. And in Omaha where the real opposition came from for this bill, 57 percent objected, 57 percent. And I want to say right now, I have been paid the greatest compliment of my life since I have been my five years in this Legislature. The Nebraska realtors had one lobbyist before my bill came along and I am very proud to say that the Omaha realtors have now hired their own lobbyists and I consider that very flattering that it is going to take two. I don't have any doubts about what the vote is going to be. I think I got four votes, maybe five, at the last vote. But I want you to ask yourself this. When you go back to your people, of the 32,000 or 33,000 you represent, do you, yourself, object to them being told that they have the right to know that if they are dealing with a real estate agent, that that agent is a representative of the seller only and, even though he might be buying a house, our law doesn't allow any agent to represent the buyer? Do you object to them having the right to choose their own insurance agent or company, or their own title insurance company and their own termite inspection company? You don't want them to know that? Or to know that the cost of title insurance is customarily divided between the buyer and seller but it could be negotiable? That they have a right to receive estimated closing statements, if requested, not less than 10 days prior to closing? They have a right to receive a statement from the seller as to whether the present landowner has special tax exemptions that they may not be entitled to? In other words, don't you want the people in your district to know these things, because a no vote on this bill is saying, no, we don't want them to know that.

PRESIDENT: One minute.