

SENATOR HIGGINS: To know that real estate commission rates paid to real estate agents are negotiable and not set by law, so that when an agent says, we charge 7 percent and we have to charge that and they don't say, because that is our company policy, they lead you to believe it is the law. Don't you want them to know that that, too, is negotiable? And that they have the right to negotiate with the buyer the cost of obtaining the loan, commonly referred to as points, but it is really interest, unless it is otherwise required by law. And you have the right to list your real estate agent with as many agents as you want, but, more important, you don't have to sign a listing for six months or a year as some agents are doing in Omaha to the unwary. Even in my own survey I found two real estate companies now that are saying, if you take your house off the market before we sell it, we are going to charge you anywhere from fifteen hundred to five thousand, twenty thousand, whatever figure they want to fill in...

PRESIDENT: Your time is expiring.

SENATOR HIGGINS: ...we are going to charge you that amount of money. So I am just asking you again, Senators, to reconsider this. This is nothing but a sheet of paper which your own real agents, if you don't live in Omaha, have no objection to, at least the great majority of them don't. Thank you, Senators, for your reconsideration and your time and I apologize for having the house call.

PRESIDENT: The motion is to advance LB 667 from Select File. All those in favor vote aye, opposed vote nay. Please record your vote on the motion to advance LB 667. Have you all voted? Have you all recorded your vote? Record vote has been requested. Have you all voted? Record the vote, Mr. Clerk.

CLERK: (Record vote read. See pages 642-43 of the Legislative Journal.) 12 ayes, 27 nays, Mr. President, on the motion to advance the bill.

PRESIDENT: The motion fails. The call of the house is raised. The next item we have is LB 626.

CLERK: Mr. President, 626 was considered by the Legislature the other day. The E & R amendments were adopted. There