

**ADDENDUM TO DUTIES OWED
BY A NEVADA REAL ESTATE LICENSEE**

“NRS 645.252 & .193 Duties of licensee acting as agent in real estate transaction.”

PROPERTY ADDRESS: MGM CityCenter

THE FOLLOWING LICENSEES ARE ADDED TO THE DUTIES OWED FORM AS ACTING FOR THE
 x BUYER SELLER AS PART OF THE TONNESEN TEAM.

IF BOTH BUYER AND SELLER ARE CHECKED THIS FORM SERVES TO ADD THESE LICENSEES TO THE “CONSENT TO ACT.”

NAME	LICENSE NUMBER	SIGNATURE
<u>DIANN TONNESEN</u>	<u>22962</u>	<u>[Signature]</u>
<u>GLEN TONNESEN</u>	<u>41520</u>	<u>[Signature]</u>
<u>EVA LUNA</u>	<u>59494</u>	<u>Eva F. Luna</u>
<u>MICHELLE YOON</u>	<u>55156</u>	<u>Michelle Yoon</u>
<u>TERI BALLHORN</u>	<u>48644</u>	<u>Teri Ballhorn</u>
<u>NICOLE PARKER</u>	<u>56333</u>	<u>Nicole Parker</u>
<u>JUDY CAMPBELL</u>	<u>13669</u>	<u>Judy Campbell</u>
<u>JACKIE GOODMAN</u>	<u>48262</u>	<u>Jackie Goodman</u>
<u>SOKPHYA VAN</u>	<u>41012</u>	<u>Sokhyun Van</u>
<u>ANNETTE WHITE</u>	<u>65349</u>	<u>Annette White</u>
<u>BEN LAMP</u>	<u>66854</u>	<u>[Signature]</u>
<u>FRAN CARO</u>	<u>68753</u>	<u>Fran Caro</u>
<u>KELLY HARDER</u>	<u>70440</u>	<u>Kelly Harder</u>
<u>CAROLYN ROGERS</u>	<u>70783</u>	<u>Carolyn Rogers</u>
<u>MICHAEL VIRDEN</u>	<u>70559</u>	<u>Michael L. Virden</u>
<u>TERRY WHITE</u>	<u>72847</u>	<u>Terry White</u>
<u>AMIE HAWTHORNE</u>	<u>72857</u>	<u>Amie Hawthorne</u>
<u>ERIC TONNESEN</u>	<u>62802</u>	<u>[Signature]</u>
<u>SUSIE SCOTT</u>	<u>72785</u>	<u>Susie Scott</u>
<u>GLENDA FLOWERS</u>	<u>73734</u>	<u>Glenda Flowers</u>
<u>LUCAS KEARNEY</u>	<u>53123</u>	<u>[Signature]</u>
<u>BEN HOWARD</u>	<u>73425</u>	<u>[Signature]</u>
<u>DAN KRYNZEL</u>	<u>48584</u>	<u>Dan H. Krnzl</u>
<u>TABITHA VAN</u>	<u>55869</u>	<u>Tabitha Van</u>
<u>JEFF TONNESEN</u>	<u>73563</u>	<u>[Signature]</u>

_____ SELLER	_____ DATE	_____ BUYER	_____ DATE
_____ SELLER	_____ DATE	_____ BUYER	_____ DATE



Americana Group, REALTORS®

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:
a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is The Tonnesen Team
whose license number is: 22962 The licensee is acting for [client's name(s)]
who is/are the Seller/Landlord; Buyer/Tenant.
Broker: The broker is Forrest Barbee
company is Prudential Americana Group, REALTORS

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

- 1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

- 1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement.
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission.
3. Promote the interest of the client by:
a. Seeking a sale, lease or property at the price and terms stated in the brokerage agreement or at a price acceptable to the client.
b. Presenting all offers made to, or by the client as soon as practicable.
c. Disclosing to the client material facts of which the licensee has knowledge concerning the real estate transaction.
d. Advising the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee.
e. Accounting to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee may or may not, in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

Table with 6 columns: Seller/Landlord, Date, Time, Buyer/Tenant, Date, Time. Header: I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.

CONFIRMATION REGARDING REAL ESTATE AGENT RELATIONSHIP

This form does not constitute a contract for services

Property Address:

MGM CityCenter

In the event any party to the real estate transaction is also represented by another licensee who is affiliated with the same Company, the Broker may assign a licensee to act for each party, respectively. As set forth within the *Duties Owed* form, no confidential information will be disclosed. **This is is not such a transaction.**

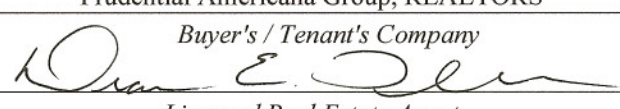
I/We confirm the duties of a real estate licensee of which has been presented and explained to me/us. My/Our representative's relationship is:

<p style="text-align: center;">_____ is the AGENT of</p> <p><input type="checkbox"/> Seller/Landlord Exclusively (2) <input type="checkbox"/> Buyer/Tenant Exclusively (3)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Both Buyer/Tenant & Seller/Landlord (1)</p>	<p style="text-align: center;">The Tonnesen Team _____ is the AGENT of</p> <p><input checked="" type="checkbox"/> Buyer/Tenant Exclusively (3) <input type="checkbox"/> Seller/Landlord Exclusively (2)</p> <p style="padding-left: 40px;"><input type="checkbox"/> Both Buyer/Tenant & Seller/Landlord (1)</p>
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(1) IF LICENSEE IS ACTING FOR MORE THAN ONE PARTY IN THIS TRANSACTION, you will be provided a **Consent to Act form for your review, consideration and approval or rejection. A licensee can legally represent both the Seller/Landlord and Buyer/Tenant in a transaction, but ONLY with the knowledge and written consent of BOTH the Seller/Landlord and Buyer/Tenant.**

(2) A licensee who is acting for the Seller/Landlord exclusively, is not representing the Buyer/Tenant and has no duty to advocate or negotiate for the Buyer/Tenant.

(3) A licensee who is acting for the Buyer/Tenant exclusively, is not representing the Seller/Landlord and has no duty to advocate or negotiate for the Seller/Landlord.

	Prudential Americana Group, REALTORS
<p style="text-align: center;"><i>Seller's / Landlord's Company</i></p> <p>by _____</p> <p style="text-align: center;"><i>Licensed Real Estate Agent</i></p> <p style="text-align: center;">_____ _____</p> <p style="text-align: center;"><i>Date</i> <i>Time</i></p>	<p style="text-align: center;"><i>Buyer's / Tenant's Company</i></p> <p>by </p> <p style="text-align: center;"><i>Licensed Real Estate Agent</i></p> <p style="text-align: center;">_____ _____</p> <p style="text-align: center;"><i>Date</i> <i>Time</i></p>

Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time
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Seller/Landlord	Date	Time	Buyer/Tenant	Date	Time
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