

Pre-Showing Brokerage Disclosure and Agreement

THIS DISCLOSURE AND AGREEMENT is entered into by and between **Scofield Group, LLC** and its affiliated licensees (hereinafter referred to as “SG” or “Broker”) and _____ **Buyer(s)**.

SG is a duly licensed real estate brokerage in the State of Nevada, and its representatives are active members of the **Nevada Real Estate Division** and the **Las Vegas REALTORS® Association**, serving the greater Southern Nevada region.

1. Brokerage Compensation: Brokerage fees are not fixed by statute and remain fully negotiable between the parties. SG’s compensation from any source shall not exceed the amount expressly agreed to in writing with the Buyer.

2. Term: This Agreement shall remain in effect until such time as either party delivers written notice of their intent to terminate. Termination shall not affect any obligations incurred prior to the date of termination.

3. Equal Housing Opportunity: All properties shall be presented and made available to Buyer without regard to race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, national origin, or any other classification protected under applicable federal, state, or local fair housing laws.

4. Nature of Relationship: Buyer acknowledges that by executing this Agreement, Buyer and SG are entering into a professional brokerage relationship as defined under the laws and regulations of the State of Nevada. This relationship imposes duties of honesty, fair dealing, and adherence to state regulatory requirements.

5. Agency Disclosure: The agency relationship between Buyer and Broker establishes the scope of representation and the duties owed by SG to Buyer. These duties include loyalty, confidentiality, full disclosure, and reasonable care, as provided under Nevada law. The nature and scope of agency are further described in a separate written disclosure form, which Buyer acknowledges will be provided and executed as part of this professional relationship.

6. Compensation: Buyer agrees to compensate SG as set forth below (the “Compensation”), due and payable upon successful closing of any transaction procured under this Agreement. Broker will, when applicable, request that Compensation be paid by the Seller through the purchase agreement, if so directed by Buyer.

- **Percentage of gross purchase price:** _____ % **PLUS a Transaction Fee of:** \$ _____

7. Additional Provisions: This Agreement is subject to the use of any state-mandated forms or disclosures as required by the Nevada Real Estate Division and the Las Vegas REALTORS® Association. In the event of conflict between this Agreement and a promulgated state form, the state form shall control.

IN WITNESS WHEREOF, Buyer affirms that they have not executed an exclusive buyer brokerage agreement with another broker and hereby agree to the terms and obligations stated herein:

Buyer Signature:

Buyer Signature:

Authorized SG Representative: