STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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WAIVER AND AUTHORIZATION TO NEGOTIATE DIRECTLY WITH THE CLIENT FORM

This form consolidates the Waiver of Duty to Present All Offers and the Authorization to Negotiate Directly with the Client:

I. **Waiver of Duty to Present All Offers:** Clients may waive their agent's obligation to present all offers in accordance with NRS 645.254(4).

II. **Authorization to Negotiate Directly with the Client:** This authorizes the other party's agent to negotiate directly with the Client in accordance with NAC 645.541.

By signing this form, the Client(s) acknowledges their consent to waive their agent's duty to present all offers as outlined in NRS 645.254(4), and authorizes direct negotiation with the other party's agent, as permitted by NAC 645.541.

1046 Lynn Way Zephyr Cove, NV 89448
(Property Address) (City)

I. Waiver of Duty to Present All Offers

Under Nevada law (NRS 645.254), a real estate licensee has a duty to present all offers made to or by the Client as soon as practicable. This duty can be waived only through a written agreement.

Presenting all offers includes, without limitation:

- Accepting delivery of and conveying all offers and counteroffers.
- Answering questions regarding any offers and counteroffers.
- Assisting in preparing, communicating, and negotiating offers and counteroffers.

AGREEMENT TO WAIVE PRESENTATION OF ALL OFFERS

By signing below, I acknowledge that the licensee will not present any offers made to or by me regarding the property listed above. I understand that this waiver applies to all offers and counteroffers. I accept the legal and financial responsibility for managing these offers independently. I understand that the other licensee(s) involved represent the interests of the other party and cannot act on my behalf. I should seek the assistance of other professionals, such as an attorney, and it is my responsibility to fulfill the terms of any agreement. This waiver may be revoked in writing with the mutual agreement of the Client and broker.

WAIVER NOT VALID UNTIL SIGNED BY BROKER

xkc6n9z17phl
Client David Tenney Trustee Date 11/22/2026 Agent _____ Date _____

Client _____ Date _____ Broker ejzup6dzjfe6 Jonathan Minerick Date 11/17/2026

II. Authorization to Negotiate Directly with Client

Under Nevada law (NAC 645.541), a real estate licensee may negotiate directly with a Client (*seller, buyer, or lessor*) with written permission from the Client's broker. This form provides that consent for the client and the property specified on this form. This authorization is granted with the understanding that:

Negotiate means:

- Deliver or communicate offers, counteroffers, or proposals directly to the client.
- Discuss or review the terms of any offers, counteroffers, or proposals.
- Facilitate communication and prepare responses as directed by the client.

Client Acknowledgement

The Client understands and agrees to the following:

- After accepting an offer, additional contact from the other party's agent may be necessary to obtain disclosures and other documents related to the transaction.
- This authorization does not establish or imply an agency relationship between the other party's agent and the Client. The Client should seek guidance from their own broker, financial advisers, or legal counsel as needed.
- The Client's broker will provide a copy of this authorization to any licensee cooperating with the broker upon request.

AUTHORIZATION TO NEGOTIATE DIRECTLY WITH CLIENT

By signing below, I acknowledge that the other party's agent or broker may negotiate directly with me regarding the property listed on this form. I understand that by waiving the duty to present all offers, my agent or broker will not present any offers made to or by me. This waiver applies to all offers and counteroffers, and I accept full responsibility for managing these independently.

I acknowledge that the other licensee(s) involved represent the interests of the other party and cannot act on my behalf. I understand that I have the right to seek legal or professional advice throughout this process, and it is my responsibility to fulfill the terms of any agreement. This waiver may be revoked in writing with the mutual agreement of the Client and broker.

Client's Name(s): David Tenney

xkc6n9z17phl
Client's Signature(s): David Tenney Date: 11/22/2026 Time: _____

Licensee's Name: _____

Licensee's Signature: _____ Date: _____ Time: _____

Broker's Name: Jonathan Minerick

ejzup6dzjfe6
Broker's Signature: Jonathan Minerick Date: 11/17/2026 Time: _____