

<b>Title</b>	<b>Nevada Agency Disclosures and Responsibilities</b>
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<b>Time</b>	<b>Unit Title</b>	<b>Section</b>	<b>Learning Objectives</b>
20	Agency and Human Element	Reading Assignment	<ul style="list-style-type: none"> <li>• Read and understand definitions of terms relating to agency relationships</li> <li>• Understand the implications of formation of agency</li> <li>• Examine the inherent liability in implied relationships</li> </ul>
10	Creating Agency	Reading Assignment	<ul style="list-style-type: none"> <li>• Read and review definitions given regarding written and oral agreements, agency by implication, appearance, ratification and estoppel.</li> </ul>
30	Agency Responsibilities	Reading Assignment	<p>Understand definition of fiduciary</p> <p>Review and understand the five fiduciary responsibilities including loyalty, obedience, care and diligence, accounting, and disclosure/confidentiality</p> <p>Examine the case study</p>
20	Contracts and Agency	Reading Assignment	<ul style="list-style-type: none"> <li>• Review the required basics of contract law</li> <li>• Read and understand how agency contracts differ from real estate contracts</li> <li>• Understand the common law principle</li> <li>•</li> </ul>
15	Breaches	Reading Assignment	<p>Read and understand definitions different types of breaches</p> <p>Understand differences between minor and material breaches and the repercussions of both on contracts</p>
10	Remedies	Reading Assignment	<p>Understand multiple categories of remedies to include civil/cumulative/provisional</p> <p>Review definition of liquidated damages and inclusion of provisions in the contract</p>
15	Authorization to Negotiate	Reading Assignment	<ul style="list-style-type: none"> <li>• Review the definitions for the applicable terminology</li> <li>• Examine the sample authorization to negotiate directly with seller form</li> </ul>
20	Duties Owed	Reading Assignment	<ul style="list-style-type: none"> <li>• Review the definitions for the applicable terminology</li> <li>• Review and understand the Information Bulletin#34 as it pertains to the duties owed form</li> </ul>
10	Informational Bulletin #010	Reading Assignment	<p>Read about the approved activities for unlicensed assistants/virtual assistants</p> <p>Understand the activities that are not allowed</p>
30	Informational Bulletin #32	Reading Assignment	<p>Understand the Open Range Disclosure</p> <p>Review requirements of the disclosure and who must provide</p> <p>Review requirements of NRS 113.065 and the seller's requirements</p>
3 Hrs	Total Time		
180	Total Minutes		