

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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EXEMPTION REQUEST APPLICATION
Out of State Undivided Interest Investment Property
Pursuant to SB 121, of the 2009 Legislative Session
Exemption Determination Requirements

The Nevada Real Estate Division (“NRED”) understands that you wish an exemption determination under Nevada Revised Statutes 119, pursuant to Senate Bill 121 of the 2009 Legislative Session. When dated and executed, this Exemption Request Application is accepted by the NRED as a request for exemption.

In order to make the determination that the land is exempt under this section because it is for the sale of undivided interests in unimproved land, the Division requires supporting information be submitted for each offering for which an exemption is requested.

Please submit a letter and the required supporting information along with this Exemption Request Application and send with the required annual fee to the NRED prior to the time you wish to offer the undivided interest in unimproved land for sale to Nevada residents. Submit to the NRED a letter which provides:

1. Description of the property that is the subject of this exemption request. Include the legal name and description of the property as well as any promotional or marketing name that will be used.
2. Name, address, phone number and email address of an owner, broker or seller of land who is applying for the exemption under this section.
3. Disclosure of whether the ownership entity, any principal of the ownership entity, broker or seller of land has a license issued by NRED under NRS 645, 645C, 119 or 119A and provide the name under which it is issued and the license number.
4. Disclosure of whether the ownership entity, any principal of the ownership entity, broker or seller of land holds a license to sell real estate with any other US jurisdiction. Provide the name under which the license is issued, license number, and a statement of whether such license has ever been suspended, revoked, or surrendered in lieu of other discipline.
5. A statement from a principal of the ownership entity certifying that the land has not been divided into lots or parcels. Certification must include that there is no subdivision map of any kind on this land or any portion of the land.
6. A statement from a principal of the ownership entity certifying that the land is not located in the state of Nevada.
7. A statement from a principal of the ownership entity certifying that the undivided interests in the land are being offered for investment purposes and not for short or long term residential development purposes.

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Provide a copy of the disclosure document (Property Report, Public Report, Public Offering Statement) that is issued by the situs state and which will be provided to each potential purchaser of an undivided interest in the land.

Include the filing fee for the exemption as set forth in NRS 119.230, payable to Nevada Real Estate Division.

IF ANY PART OF THE ABOVE CRITERIA IS MISSING FROM THE PACKAGE, THE REAL ESTATE DIVISION WILL RETURN THE PACKAGE FOR COMPLETION.

Please note that if a license referred to in #3 and/or #4 above is revoked, withdrawn or suspended, or a cease and desist order is issued by the situs state, the exemption granted pursuant to this section is automatically revoked.

Please note that the entity to whom the exemption is issued must notify the NRED of any change of address, telephone number or other contact information within 10 days after such change.

Please note that if a person files a complaint against an owner, broker or seller of land exempted from this chapter pursuant to this section the NRED will:

- (a) Provide the person with the contact information of the owner, broker or seller of the land that the Division has on file; and
- (b) If the owner, broker or seller is a licensed or registered broker in another jurisdiction, provide the information contained in the complaint to the appropriate regulatory agency of the other jurisdiction.

I hereby certify under penalty of perjury, that the property for which this exemption is requested does comply with all of the requirements set forth in Senate Bill 121 (2009 Legislative Session). All statements together with any supporting documentation submitted herewith are full, true, complete and correct.

I am the owner of the property herein described and I am duly authorized to prepare this Exemption Request Application.

Date of Execution

Entity

Principal